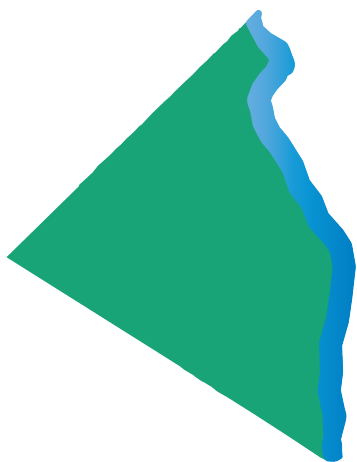




Envision Rockland

County Comprehensive Plan

APPENDIX

March 2026 DRAFT

Envision Rockland Appendix

Appendix A: Review of Precedent Studies and Plans

Appendix B: Demographic Profiles and Population Projections Methodology

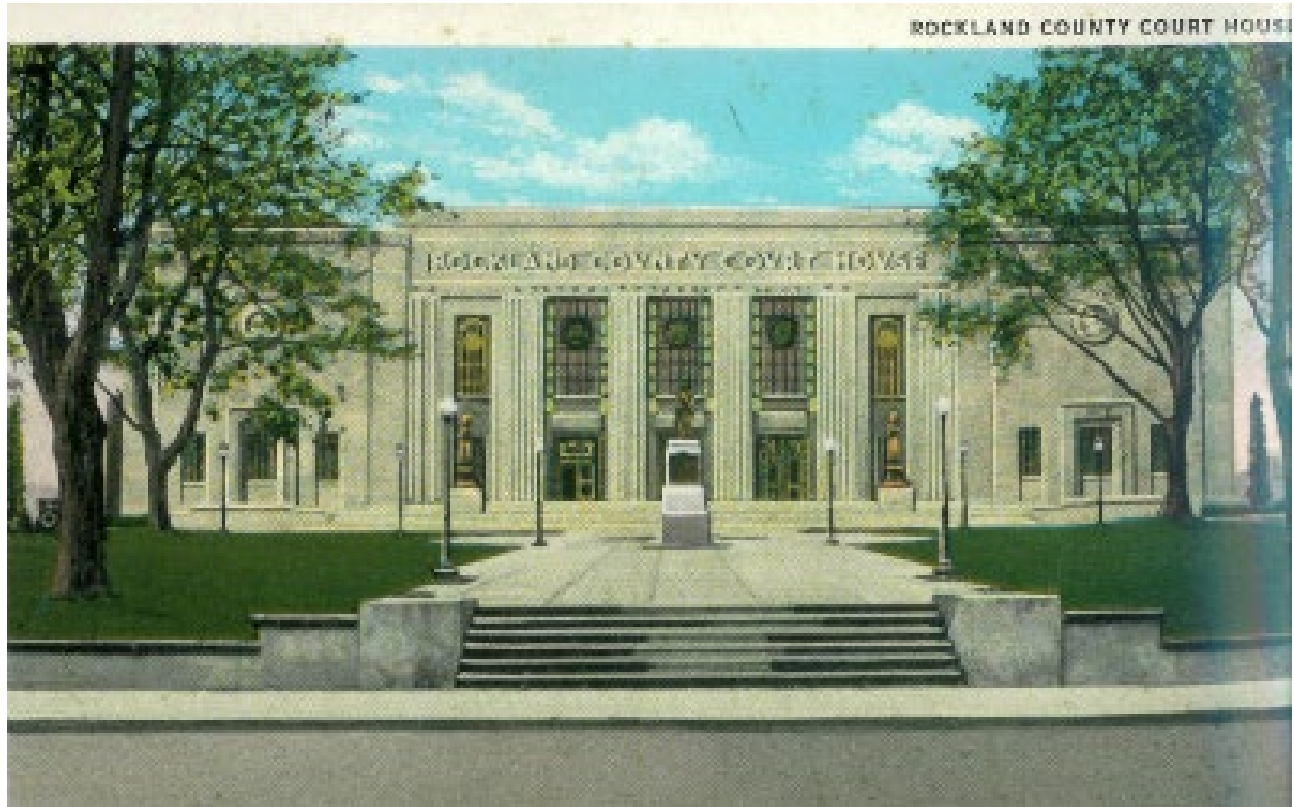
Appendix C: Village Demographic and Land Use Profiles

Appendix D: School District Demographic Profiles

Appendix E: List of Stakeholder Engaged and Pop-up Events

Appendix A:

Review of Precedent Studies and Plans



ENVISION ROCKLAND: COUNTY COMPREHENSIVE PLAN UPDATE 2026 REVIEW OF EXISTING STUDIES

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INTRODUCTION

Rockland County, located in the Lower Hudson Valley, is a densely populated suburban area with a mix of residential communities, commercial hubs, and large reserves of parkland and open space.

Rockland County has initiated an update to its 2011 Comprehensive Plan. The County's updated Comprehensive Plan ("Envision Rockland") will build off precedent studies and planning efforts that have taken place in recent years. This document summarizes key planning efforts at the regional, county, town, and village levels, including comprehensive plans, zoning updates, transportation strategies, and climate resilience initiatives.

REGIONAL STUDIES

STATE OF THE REGION: MID-HUDSON 2023 STRATEGIC PLAN

MID-HUDSON REGIONAL ECONOMIC DEVELOPMENT COUNCIL

The purpose of the New York State Regional Economic Development Council (REDC) Strategic Plan is to act as a roadmap for each region, outlining strategies to stimulate economic growth by identifying local strengths and priorities, while serving as a guide on State funding allocation and maximizing the economic potential of each region within New York State.

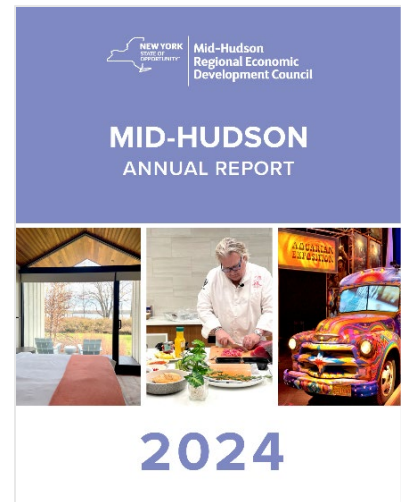
The **Mid-Hudson Regional Economic Development Council's Strategic Plan** focuses on setting goals and strategies that stimulate economic growth, create well-paying jobs, and revitalize communities across Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster, and Westchester counties. The plan prioritizes investments in infrastructure, transportation, and housing, while also revitalizing downtowns through adaptive reuse and public space improvements. It emphasizes streamlining planning and permitting processes to encourage development and economic expansion. Workforce development is a key focus, with initiatives to retain and attract talent, enhance education and job training, and improve access to wraparound services. The plan also promotes sustainable economic sectors, including agriculture, tourism, manufacturing, biotech, TV and film production, and innovation-based industries. Additionally, it calls for preserving and leveraging natural resources to enhance outdoor recreation, tourism, and sustainable business opportunities.



The **Mid-Hudson Regional Economic Development Council (MHREDC) 2024 Annual Report** highlights progress made over the prior year (2023) and addresses emerging challenges. This report provides key updates on job growth, industry trends, housing affordability, workforce dynamics, and major investments shaping the region's economic future.

KEY UPDATES

- **Job Growth & Economic Performance:** The region added nearly 12,000 jobs, with healthcare, education, and government leading employment gains. Unemployment remains low at 3.1%, better than state (3.9%) and national (4.1%) rates.
- **Tourism & Industry Expansion:** Tourism hit record highs, generating \$6.8 billion in spending, while the film and TV industry contributed nearly \$965 million and supported 26,000 jobs in the region.
- **Housing Crisis Intensifies:** Home prices have nearly doubled since 2018, and rents have surged at four times the rate of wage growth. Many middle-income families are now struggling with affordability, forcing them to dedicate 30%-50% of their income to housing costs.
- **Efforts to Address Housing:** The Mid-Hudson Momentum Fund (MHMF) allocated \$75 million to 14 projects, resulting in 2,600+ new housing units and leveraging \$709.3 million in total investment. More municipalities are adopting pro-housing policies and zoning updates to facilitate more housing.
- **Workforce Challenges & Shrinking Labor Pool:** Employers report worker shortages as a top issue. The region's labor force is expected to shrink by 100,000 people over 20 years, due to outward migration, declining birth rates, and baby boomer retirements.
- **Downtown Revitalization & Infrastructure Improvements:** Over 45 state-funded projects were completed in the Mid-Hudson Region, with \$15.5 million in public investment generating \$51.5 million in total development.
- **New Funding Programs:** The Capital Improvement Grants for Pro-Housing Communities and the Small Manufacturer Modernization Grant Program were introduced, supporting regional development.



MOVING FORWARD: YOUR REGION, CONNECTED [2021]

NEW YORK METROPOLITAN TRANSPORTATION COUNCIL (NYMTC)

NYMTC's Shared Vision for Regional Mobility outlines a strategic framework to improve transportation across New York City, Long Island, and the Lower Hudson Valley. The plan prioritizes strategies that ensure regional mobility is safe, efficient, accessible, and equitable. It seeks to modernize transportation infrastructure, improve transit reliability, and reduce environmental impacts, particularly greenhouse gas emissions and congestion. The plan also accounts for emerging challenges, such as climate change, shifting commuter patterns, and evolving technologies like shared mobility and autonomous vehicles.



KEY REGIONAL PRIORITIES AND STRATEGIC ACTIONS

Safety, Security & Emergency Preparedness

- Enhance system security through coordinated safety programs, monitoring, and contingency planning.
- Expand collaboration between transit agencies and emergency response teams via joint exercises.
- Improve pedestrian and traffic safety with standardized crosswalks, roundabouts, and school-zone safety initiatives.

Transit Access, Mobility & Equity

- Improve public transit reliability by increasing service frequency, accessibility, and real-time updates.
- Expand multimodal connections by integrating shared mobility (bike-share, car-share, rideshare) and enhancing first/last-mile access.
- Ensure equitable access to transit in underserved areas, prioritizing low-income communities.

Infrastructure & Freight Optimization

- Develop a regional freight strategy to improve truck access, enhance intermodal connections, and modernize logistics networks.
- Streamline multimodal project selection by identifying high-priority corridors for investment.
- Enhance transit and roadway infrastructure resilience against climate impacts.

Sustainable Transportation & Climate Resilience

- Reduce vehicle emissions by expanding electric vehicle (EV) infrastructure and supporting clean-fuel fleets.
- Promote Complete Streets by integrating bus lanes, bike lanes, and pedestrian-friendly streetscape improvements.
- Incorporate green infrastructure (e.g., bioswales, permeable pavement) to manage stormwater and mitigate heat islands.

Data-Driven Decision-Making & Performance Monitoring

- Develop a regional data collection system to track transit access, congestion, emissions, and freight movement.
- Improve transportation system performance through real-time monitoring of travel time reliability, passenger delays, and vehicle miles traveled (VMT).
- Strengthen interagency collaboration to ensure data-driven investment decisions and optimize regional mobility.

THE FOURTH REGIONAL PLAN [2017]

REGIONAL PLAN ASSOCIATION

The Regional Plan Association (RPA) is a nonprofit organization that conducts research and advocates for policies aimed at improving the quality of life and economic competitiveness of the New York metropolitan area.

The **Fourth Regional Plan** outlines dozens of recommendations to address major challenges in the New York-New Jersey-Connecticut metropolitan region. Key proposals include reforming transportation authorities like the MTA and Port Authority to improve efficiency and transparency and implementing congestion pricing and tolls to reduce traffic and generate revenue. The plan also calls for expanding carbon pricing to curb emissions, establishing a Regional Coastal Commission to coordinate climate resilience efforts, revamping the energy grid to support renewable energy, increasing civic engagement in planning decisions, expanding affordable housing near transit hubs, and developing job opportunities in emerging industries.

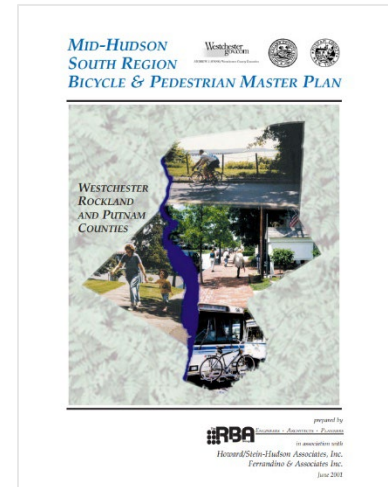


MID-HUDSON SOUTH REGION BICYCLE & PEDESTRIAN MASTER PLAN [2001]

The **Mid-Hudson South Bicycle and Pedestrian Master Plan** was developed to create an integrated and accessible network for cyclists and pedestrians across Westchester, Rockland, and Putnam Counties. The plan identifies existing and proposed facilities, evaluates demand, and provides design strategies, funding sources, and implementation guidelines.

KEY IDENTIFIED PROJECTS

- Specific recommendations were made for 32 priority facilities, including routes along major roadways and trails in all three counties. Of the 32 project locations, the below include those in Rockland County:
 - Route 303 from New Jersey Border to New York State Thruway
 - Suffern
 - County Route 80 (Grandview/New Hempstead/Congers Lake) from Route 202 to Route 9W
 - Route 202 from Suffern to Haverstraw
 - Nyack
 - Calls Hollow Road from Route 202 to Route 98
 - Little Tor/Middletown Road from Route 59 to Route 202
 - Hudson River Trail
 - Haverstraw
 - Joseph B. Clark Rail Trail from Oak Tree Road to Piermont
 - Route 59 from Suffern to Nyack



COUNTY STUDIES

ROCKLAND TOMORROW: ROCKLAND COUNTY COMPREHENSIVE PLAN [2011]

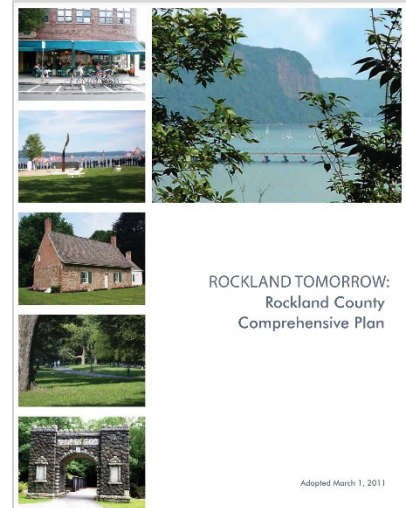
BFJ PLANNING

The **2011 Rockland County Comprehensive Plan, "Rockland Tomorrow,"** outlines a vision for preserving the County's suburban character while addressing key challenges such as affordable housing, job growth, traffic congestion, infrastructure, and environmental protection. The plan identifies key challenges, including housing affordability, traffic congestion, job retention, and environmental preservation, and sets forth a vision based on Conservation, Centers, and Corridors and Clusters to shape land use patterns.

KEY RECOMMENDATIONS:

While the full plan includes a detailed set of recommendations, the following are some of the key takeaways:

- **Land Use & Sustainability:** Preserve open space, promote conservation subdivision design, reinforce existing centers, and encourage smart growth while considering climate change adaptation and mitigation strategies.
- **Transportation:** Develop an integrated transportation network, enhance mobility for all residents, reduce automobile dependency, and improve pedestrian and cyclist safety.
- **Economic Development:** Support business growth, job creation, and tax base stability while protecting commercial land from inappropriate rezoning.
- **Housing & Neighborhoods:** Expand affordable housing options for diverse populations, encourage high-quality residential communities, and support housing for seniors, caregivers, and emergency service volunteers.
- **Open Space & Environment:** Enhance parks, protect natural resources, preserve farmland, and ensure public access to the Hudson River.
- **Energy & Sustainability:** Promote energy efficiency, green building standards, and climate resilience initiatives.
- **Infrastructure:** Invest in water and sewer systems, promote renewable energy, and enhance telecommunications and transportation networks.
- **Historic & Cultural Resources:** Support historic preservation efforts, expand cultural tourism, and improve wayfinding and signage for key sites.
- **Implementation Strategies:** Ensure alignment of capital projects with the plan's goals, maintain updated maps and guidelines, and conduct periodic reviews to adapt to evolving needs.



ROUTES 303 AND 304 SAFETY AND SUSTAINABILITY STUDY (ESTIMATED COMPLETION 2026)

This NYMTC-funded joint initiative by the Town of Clarkstown and Rockland County focuses on addressing safety and sustainability issues along NYS Routes 303 and 304 within Clarkstown. It examines physical infrastructure; traffic conditions; safety issues including crash data, speeding, and future development impacts; and aims to develop actionable recommendations for improvements. These roadways collectively carry upwards of 40,000 vehicles daily and are the only north/south major roadways in Clarkstown connecting to the NYS Thruway and Palisades Interstate Parkway, as well as the only major north/south truck routes in the County. They are key to mobility in much of Clarkstown; however safety and sustainability concerns have brought about this effort.

ROCKLAND COUNTY RAILROAD CROSSING SAFETY IMPROVEMENT & QUIET ZONE PROJECT – WEST SHORE LINE

Sponsored by Rockland County with support from NYSDOT , this project aims to improve safety at grade crossings and reduce train horn noise along the CSX-operated West Shore Line, spanning roughly 23 miles from Andre Avenue in Orangetown through Haverstraw. It will establish one of the State’s first federally approved freight line “Quiet Zones” by upgrading 19 crossings (13 public and six private) with supplemental safety measures such as four-quadrant gates , vehicle detection systems, signal preemption, and upgraded circuitry, allowing trains to operate without horn use except in emergencies. Initiated with a 2002 Railroad Safety and Train Whistle Study, the project secured federal funding in 2005 and began detailed design in 2010. Progress has been delayed by the complex oversight and approval process for each aspect of the project, as well as pandemic impacts, coordination with CSX and NYSDOT, and the Federally mandated Positive Train Control requirements. As of 2025, design work and utility coordination are largely complete, with next steps including finalizing agreements, securing remaining funds, and starting construction. Once finished, it will enhance roadway safety, reduce crossing risks, and greatly enhance quality-of-life for corridor residents by improving safety and eliminating frequent horn noise, particularly at night. At the time of this Comprehensive Plan, an estimate on the timing of completion is not available since CSX schedules and performs the construction within the Right-of-Way.

PALISADES SHARED-USE PATH FEASIBILITY STUDY (2025)

This study, convened by NYMTC, determined that a single continuous shared-use path between the George Washington Bridge and Governor Mario M. Cuomo (formerly Tappan Zee) Bridge is not feasible due to cost, terrain, and community concerns. Instead, the study recommends establishing a network of 12 designated corridors throughout the region, including several within Rockland County: Rockland Road/Ferdon Avenue, Piermont Avenue/River Road, Tallman Mountain State Park Bicycle Path, Highland Avenue/Valentine Avenue, and the U.S. 9W east-west bicycle route. The report also calls for improved amenities such as restrooms, benches, bike parking, water fountains and clear wayfinding signage across the network. Finally, it advises that a

coordinating body, among NYMTC, NJTPA, Palisades Interstate Park Commission, or a community “Friends of” group, be designated to advocate for and oversee future implementation.

MOVING FORWARD 2055, REGIONAL TRANSPORTATION PLAN (2025)

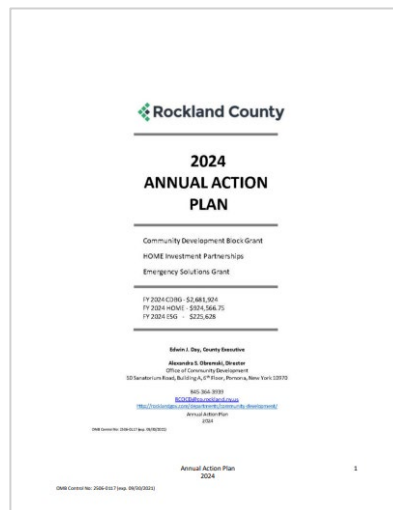
The NYMTC *Moving Forward 2055* Regional Transportation Plan identifies Rockland County’s role in advancing a multimodal, resilient transportation system within the broader downstate region. For Rockland, the plan highlights the need to improve West-of-Hudson rail service, including capacity upgrades and progress toward a one-seat ride to Manhattan; expand commuter bus transit options and ferry connecting service; and enhance park-and-ride facilities to support regional commuting. It also emphasizes implementing Complete Streets and bicycle/pedestrian connections, especially linking to the Mario M. Cuomo Bridge Shared Use Path and regional trail networks, and calls for congestion mitigation with traffic signal coordination, access management, expansion of dedicated transit lanes in the Thruway corridor; and demand management strategies. Environmental priorities include promoting zero-emission transit vehicles and advancing projects that reduce emissions. The plan encourages Rockland to continue partnering with MTA/Metro-North Railroad, NJ Transit, NYSDOT, and municipalities to deliver these improvements, ensuring that local investments align with long-term regional mobility and sustainability goals.

2020-2024 ROCKLAND CONSOLIDATED PLAN AND 2024 ANNUAL ACTION PLAN FOR THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT [2024]

ROCKLAND COUNTY OFFICE OF COMMUNITY DEVELOPMENT

The **Rockland County Consolidated Plan** outlines the county’s strategy for using HUD funding, including Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds, over a five-year period (2020-2024) to address affordable housing, public infrastructure, economic development, and community service needs.

The **Rockland County 2024 Annual Action Plan** prioritizes expanding affordable and supportive housing, strengthening workforce development programs, and enhancing services for individuals experiencing homelessness. Additionally, in 2025, the County is launching an educational campaign to shift public perceptions of affordable housing and increasing investments in infrastructure projects that benefit low-income communities.

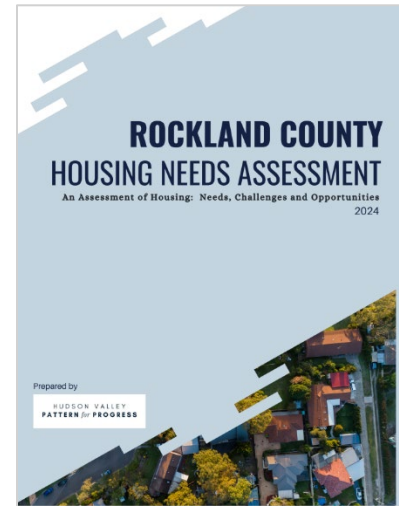


ROCKLAND COUNTY HOUSING NEEDS ASSESSMENT [2024]

HUDSON VALLEY PATTERN FOR PROGRESS

The **Rockland County Housing Needs Assessment** evaluates the County's housing challenges, focusing on affordability, supply shortages, and demographic shifts. The study analyzes data from multiple sources and stakeholder interviews to assess housing demand, availability, and policy impacts.

The report highlights a severe lack of affordable housing, with limited homeownership opportunities, skyrocketing rental costs, and displacement of essential workers. Zoning restrictions and land-use policies further constrain housing development, particularly for low- and middle-income households, seniors, and immigrant communities. The study also examines the growing Hasidic and Latino populations, emphasizing the need for equitable housing solutions. It calls for policy reforms, increased housing production, and strategies to address exclusionary zoning, displacement, and economic sustainability.



SUMMARY OF NEEDS:

- Expand affordable housing for disadvantaged, low-, and middle-income households.
- Increase multifamily, transitional, senior, disability-accessible, emergency, and supportive housing.
- Honor existing social networks and consider proximity to existing community assets when planning new housing developments.
- Strengthen tenant protections, code enforcement, and anti-displacement efforts.
- Address housing needs of Hasidic, Latino, and foreign-born communities.
- Secure public housing funding and improve landlord-tenant education.

SUMMARY OF RECOMMENDATIONS:

Immediate First Steps and Setting the Stage for Success:

- **Develop and Lead a Coordinated Implementation Approach:** Establish the Rockland Housing Partnership, improve data collection, assess staffing needs, and hire a housing planner.
- **Rebuild Trust with Local Government Through Leadership in Planning:** Revise the GML 239 review process and strengthen the County Planning Board.
- **Invest in a Countywide Educational Campaign:** Launch a housing awareness campaign, educate on tenants' rights and Fair Housing laws, and involve students.
- **Determine a Clear Process to Assess and Manage Water and Infrastructure Capacity.**

- **Ensure Local Municipalities Are Acting in Accordance with State and Federal Law in Planning.**
- **Assess the Impact of Housing on Volunteer Emergency Services.**
- **Leverage the County’s Comprehensive Planning Efforts Effectively:** Integrate recommendations into the comprehensive plan and make it a cross-departmental effort.

Building Capacity and Momentum:

- **Support Affordable and Equitable Development:** Establish a housing task force, assess publicly owned land, consider a Housing Development Corporation and land bank, and support shared ownership models.
- **Provide Technical Assistance to Local Governments:** Promote zoning reforms for multifamily housing, Accessory Dwelling Units (ADUs), and transit-oriented development while legalizing rooming houses and Single Room Occupancy units (SROs).
- **Preserve and Repair Existing Affordable Housing:** Track expiring affordable housing subsidies and provide funding for repairs.

Developing Ongoing Procedures and Programs:

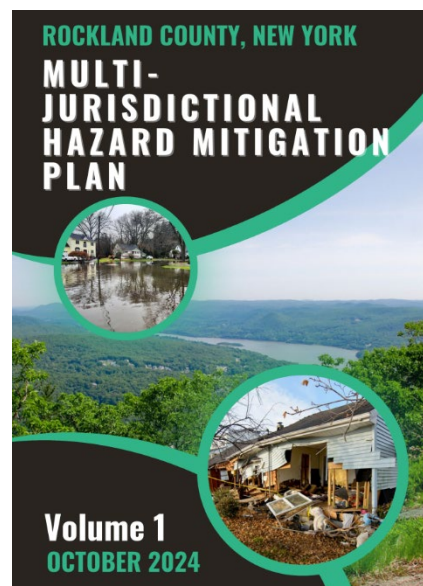
- **Invest in Public Transit.**
- **Review and Revise County Assessment and Taxation Policy.**
- **Advocate vis-à-vis State and Federal Government Agencies:** Support legislative actions for affordable housing, wage fairness, and funding diversification.

Rockland County's Hazard Mitigation Plan (HMP) gives a roadmap for protecting residents, community facilities, and essential services from the impacts of natural hazards. First adopted in 2010 and most recently updated in 2024, the plan is required to be updated and adopted every five years to maintain eligibility for Federal Emergency Management Agency (FEMA) funding that supports projects such as infrastructure improvements, flood mitigation, and property protection.

A central focus of the plan is the protection of critical facilities and lifelines. Access to hospitals, schools, and emergency shelters depends on resilient stormwater and transportation infrastructure. Since 2014, more than 400 culverts and bridges have been assessed for flood risk, and municipalities have undertaken drainage upgrades and watershed studies to keep roads open and services accessible during storms. The HMP also highlights the need to safeguard vulnerable populations (such as seniors, low-income households, and residents with health conditions) who depend heavily on uninterrupted services. Continuity planning, early warning systems, and expanded public awareness campaigns are supported to reduce service disruptions and improve community preparedness. Together, these efforts tie hazard mitigation directly to the reliability of community services and facilities, ensuring that critical functions such as healthcare, emergency response, and education remain accessible during hazard events.

The HMP also informs County and municipal land use and development policy. It encourages local governments to identify natural hazard areas through future land use mapping, discourage new development and redevelopment in high-risk areas, and direct anticipated growth to locations outside of flood-prone and environmentally sensitive areas. The plan emphasizes mitigation approaches that preserve or restore the natural ability of landscapes, such as floodplains, wetlands, and stream corridors, to absorb the impacts of natural and man-made hazards.

In addition to land use coordination, the HMP includes objectives on public awareness, interagency communication, and emergency notification systems to strengthen countywide preparedness. Several municipalities have identified critical facilities located within floodplains or hazardous areas and have advanced mitigation actions such as floodproofing, elevation of building systems, or facility relocation. The Village of Haverstraw, for example, has identified bank stabilization along Minisceongo Creek as a priority mitigation project. Municipalities are encouraged to incorporate the HMP into their comprehensive plans to ensure coordinated implementation.

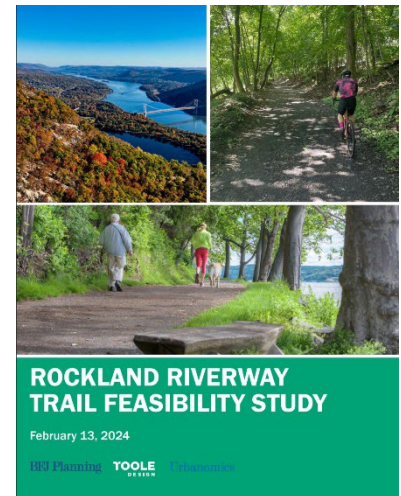


By The Numbers:

- **\$44M** in flood claims paid in Rockland since 1978.
- **962** flood insurance policies currently in force.
- **400+** culverts and bridges assessed for flood and access risks.

ROCKLAND RIVERWAY TRAIL FEASIBILITY STUDY [2024]

This study examined the potential for a 21-mile multi-use trail along the Hudson River, spanning from Palisades to Stony Point. Led by Rockland County, the study assessed connectivity between Rockland communities and neighboring counties while supporting mobility, recreation, and economic development. Funding was provided through the American Rescue Plan Act (ARPA), recognizing the trail's role in enhancing public health and local economies. The study confirmed strong public support for the trail, emphasizing its economic, environmental, and mobility benefits, as well as overall feasibility through phased implementation. A follow-up engineering study is underway, looking further into path alignment and design.



INVEST NOW: A STRATEGIC ECONOMIC DEVELOPMENT ACTION PLAN FOR ROCKLAND COUNTY [2023]

The **Strategic Economic Development Action Plan for Rockland County**, prepared by Pattern for Progress, provides a comprehensive strategy to improve job attraction, retention, and growth by restructuring economic development efforts, improving collaboration, and making strategic investments. Rockland County has historically allocated fewer resources to economic development than its peers, limiting its ability to attract businesses and support existing employers. The report identifies 27 key recommendations to address governance issues, streamline planning processes, prioritize strategic industries, and capitalize on existing assets such as adaptive re-use sites, state parks, and downtown revitalization efforts.



KEY RECOMMENDATIONS:

- **Restructure Economic Development:** Establish a stronger governance model to improve coordination and increase staff capacity, addressing Rockland's under-resourced economic development office.
- **Reform the GML 239 Review Process:** Overhaul County-level planning reviews to foster better collaboration with local municipalities and streamline development approvals.
- **Focus on Priority Industries:** Target biotech and life sciences, financial services, advanced manufacturing, healthcare, construction, and hospitality/tourism for growth and job creation.

- **Prioritize Adaptive Re-Use & Site Preparation:** Identify and redevelop underutilized sites to maximize economic potential, particularly given Rockland’s limited developable land.
- **Renew Focus on Downtowns:** Support downtown revitalization through state funding, business training, and infrastructure investments like a 21-mile Riverway trail connecting walkable communities.
- **Leverage State Park Visitation:** Capitalize on 4.8 million annual visitors by actively **promoting local businesses** and improving tourism marketing efforts.
- **Increase Local Government Purchasing from Rockland Businesses:** Establish an annual report tracking County procurement and identifying ways to support local businesses.
- **Strengthen Workforce Development:** Partner with Rockland Community College and business associations to provide targeted training programs and address labor shortages.
- **Enhance Public Engagement & Business Support:** Build community support for economic development by addressing public opposition and educating residents on the benefits of job creation and mixed-income housing.
- **Improve Housing Availability:** Address housing affordability and supply challenges to attract and retain workers essential for economic growth.

ROCKLAND COUNTY CSC & CEC ACTION STRATEGY [2023]

The Rockland County CSC & CEC Action Strategy (November 2023) outlines a clear roadmap for advancing the County’s participation in New York State’s Climate Smart Communities (CSC) and Clean Energy Communities (CEC) programs. Developed through departmental interviews and research, the plan identifies actionable steps to achieve Bronze CSC certification and unlock additional CEC points and grant opportunities. The strategy aligns with state climate goals and supports Rockland’s broader vision of resilience, energy efficiency, and climate justice.



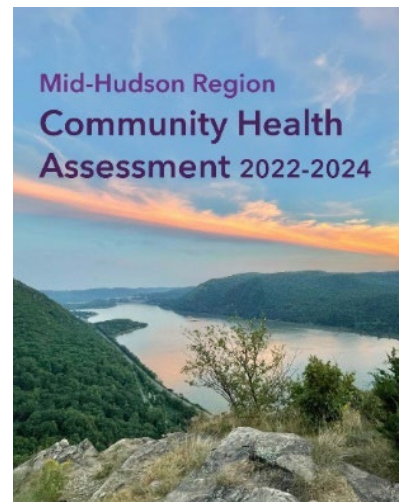
As of the development of this plan (November 2023), Rockland had completed seven CSC actions (with one approved for 4 points) and four CEC High Impact Actions, earning 1,100 points and achieving CEC designation. The County’s goals include reaching 120 CSC points to achieve Bronze certification and earning at least 3,000 total CEC points to qualify for significant state funding.

KEY RECOMMENDATIONS

- Hire a full-time CSC Coordinator (recommended to be housed in the Planning Department) to manage documentation, oversee program coordination, and maintain momentum across departments.
- Establish a CSC Task Force to advise, guide, and support implementation efforts.
- Prioritize key CSC Priority Actions, including GHG inventories, climate action plans, and energy audits.
- Earn additional CEC points by:
 - Completing benchmarking and adopting required ordinances (up to 1,100 points)
 - Implementing clean energy upgrades (up to 500 points)
 - Hosting qualifying clean energy training events (300 points)
- Leverage past energy audit data to implement energy conservation measures in County buildings.
- Coordinate efforts across both programs to maximize credit for overlapping actions.
- Annually update the Action Strategy to reflect progress, re-evaluate timelines, and prepare for key funding opportunities like the NYS Consolidated Funding Application (CFA).

ROCKLAND COUNTY COMMUNITY HEALTH ASSESSMENT 2022-2024

As part of the Hudson Valley Public Health Collaborative, Rockland County participated in the 2022–2024 Community Health Assessment (CHA), which identified priority health needs across the Mid-Hudson Region. Rockland stands out as both the most diverse and one of the most densely populated counties in the region, with unique health challenges linked to its demographic profile. Survey data from residents and community service providers highlighted the top public health issues in Rockland as access to affordable, decent, and safe housing; mental health providers; and affordable, nutritious food. Additional barriers included limited knowledge of available resources, substance use, and health literacy, as well as transportation constraints and cultural or language barriers that limit access to care. Providers emphasized the persistent shortage of mental health services, especially on nights and weekends, and noted rising rates of chronic disease, obesity, sexually transmitted infections, and preventable hospitalizations that disproportionately impact Black and Hispanic residents. Concerns were also raised about Rockland’s consistently low childhood immunization rates, among the lowest in New York State, leading to repeated outbreaks of vaccine-preventable diseases such as measles and polio. The COVID-19 pandemic further exacerbated these inequities, with preventive care uptake declining and staffing shortages straining service delivery.



The Community Health Improvement Plan (CHIP) for 2022–2024 was developed by the Rockland County Department of Health (RCDOH), Montefiore Nyack Hospital, and WMC Good Samaritan Hospital, in collaboration with community partners such as the Spring Valley, Haverstraw, and Western Ramapo Collaboratives. Guided by the New York State Prevention Agenda 2019–2024, the CHIP identifies two priority areas that reflect both regional data from the Mid-Hudson Community Health Assessment and local concerns around housing, nutrition, transportation, and access to care.

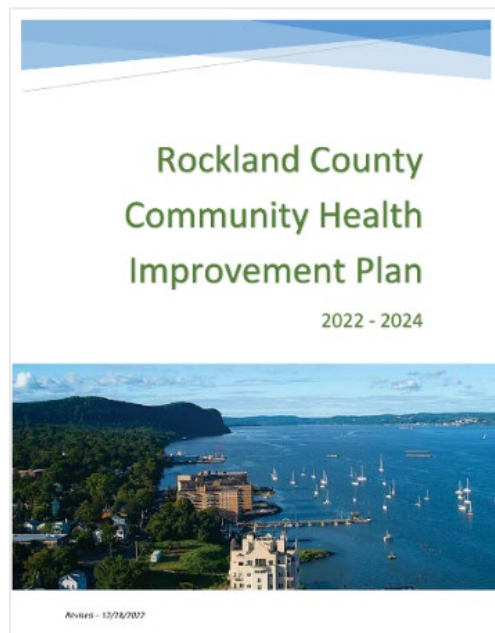
- **Prevent Chronic Disease**

Focus areas include increasing access to healthy food, improving screening and early detection of chronic illnesses (such as cancer, diabetes, and cardiovascular disease), and expanding evidence-based self-management programs. Partners are addressing these issues through community outreach, education, and culturally appropriate interventions across all age groups.

- **Prevent Communicable Disease**

Strategies focus on improving vaccination rates, reducing disparities in vaccine access, addressing rising rates of HIV and STIs, and expanding access to prevention tools like PrEP and expedited partner therapy. Efforts also include targeted outreach to communities with historically lower vaccination uptake.

While these two areas are the CHIP’s primary focus, the plan also recognizes broader concerns (opioid misuse, perinatal inequities, environmental health risks) that will continue to be addressed through parallel efforts and partnerships. According to the plan, Rockland County will host annual Public Health Summits, release progress reports, and adjust strategies based on data and community feedback.



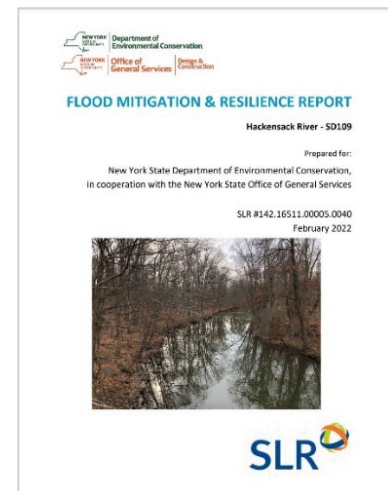
33.9%

of Rockland school-aged children are overweight or obese – more than **double** the Healthy People 2030 goal (U.S. Department of Health and Human Services, Office of Disease Prevention and Health Promotion).

FLOOD MITIGATION AND RESILIENCE REPORT: HACKENSACK RIVER [2022]

NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION

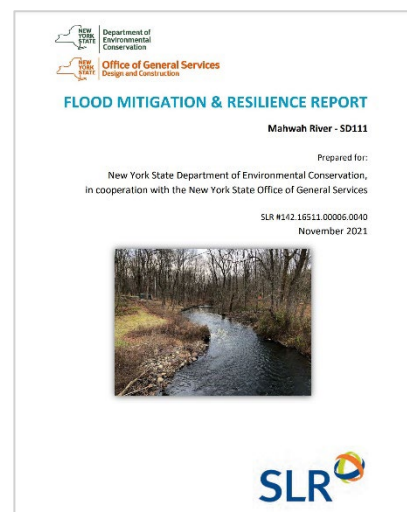
The Hackensack River watershed analysis assesses flood risks and mitigation strategies for flood-prone areas along the Hackensack River, Pascack Brook, Demarest Kill, and Nauraushaun Brook in Rockland County. The study identifies High Risk Areas (HRAs) and evaluates undersized stream crossings, recommending bridge and culvert replacements to improve hydraulic capacity. Homes and businesses within FEMA’s Special Flood Hazard Area are flagged as particularly vulnerable, with proposed mitigation measures including floodplain enhancement, channel restoration, and strategic road closures. A Flood Resiliency Best Practices Audit was conducted for watershed communities, emphasizing the importance of wetlands for flood storage and land use planning to reduce future flood risks. The study also highlights major flood events, such as Tropical Storms Irene (2011) and Ida (2021), and recommends targeted infrastructure improvements to enhance the watershed’s flood resilience.



FLOOD MITIGATION AND RESILIENCE REPORT: MAHWAH RIVER [2021]

NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION

The **Mahwah River analysis** evaluates flood risks and mitigation strategies within the 26-square-mile watershed, which primarily lies in Rockland County, NY before draining into New Jersey. The study identifies HRAs prone to flooding, with a focus on undersized stream crossings where roads and bridges over the river contribute to flood hazards, recommending their replacement to improve hydraulic capacity. The analysis highlights that FEMA’s flood modeling for the river is outdated and recommends new hydraulic modeling to reflect recent infrastructure changes and flood mitigation efforts. A Flood Resiliency Best Practices Audit was conducted for watershed communities, and findings emphasize the importance of protecting wetlands and floodplains for both flood mitigation and drinking water source protection, particularly in Suffern, a participant in the Drinking Water Source Protection Program.



ROCKLAND COUNTY SHARED SERVICES SAVINGS PLAN [2022]

ROCKLAND COUNTY EXECUTIVE OFFICE

Rockland County participates in the Shared Services Initiative, a State-supported program that encourages municipalities, school districts, and special districts to collaborate on cost-saving measures.

The plan emphasizes initiatives that make local government operations more efficient, including centralized procurement through the County's Procurement Center for Excellence, joint contracts for e-procurement software, and shared records management services offered by BOCES. Municipalities benefit from shared highway equipment, coordinated salt storage, and collective training for highway staff. Additionally, the expansion of countywide 911 radio dispatch reduces duplication of emergency services and strengthens municipal coordination. These and related initiatives are projected to generate over \$3 million in annual savings, helping municipalities reinvest resources into maintaining and improving critical services for residents.

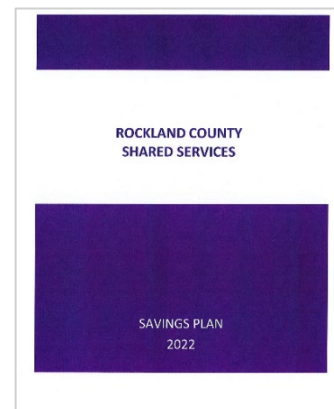


Table 1: Key Shared Service Initiatives

Action	Detail	Estimated Savings
911 Radio Dispatch	Shared by four towns; avoids duplicating local dispatch centers.	\$200,000 annually
Animal Shelter & Management	Regional facility run by the Solid Waste Management Authority.	\$800,000 annually
Procurement Center for Excellence	Aggregated purchasing, training, and joint contracts.	\$500,000 annually
Highway Equipment & Salt Storage	Shared vehicles, line-paint truck, and storage space for road salt.	~\$735,000 annually
Total Projected Annual Savings: \$3.1 million–\$3.5 million		

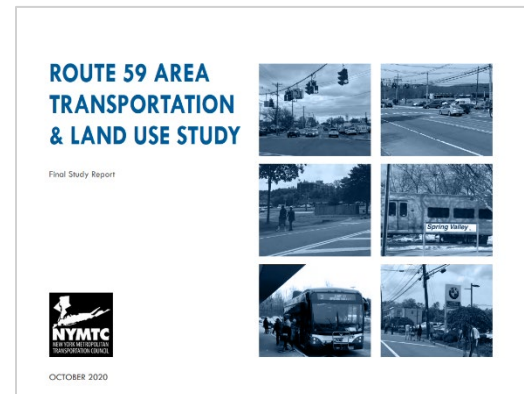
Source: Rockland County Shared Services Savings Plan, 2023

Note: While the Shared Services Plan includes the Animal Shelter & Management program among its estimated savings initiatives, Rockland Green operates as a separate public authority, and municipal participation in the animal shelter program is not uniform across all Towns. This reflects the evolving nature of shared service implementation across the county.

ROUTE 59 AREA TRANSPORTATION & LAND USE STUDY [2020]

NEW YORK METROPOLITAN TRANSPORTATION COUNCIL (NYMTC)

Funded by the New York Metropolitan Transportation Council (NYMTC) in coordination with New York State Department of Transportation (NYSDOT) and Rockland County, this study assessed transportation and development challenges along a 4.5-mile segment of Route 59, from Airmont Road in Airmont to South Pascack Road in Spring Valley. It examined congestion, land use patterns, and mobility needs in this rapidly growing east-west arterial. The recommendations aim to transform Route 59 into a more walkable, connected, and transit-supportive environment.

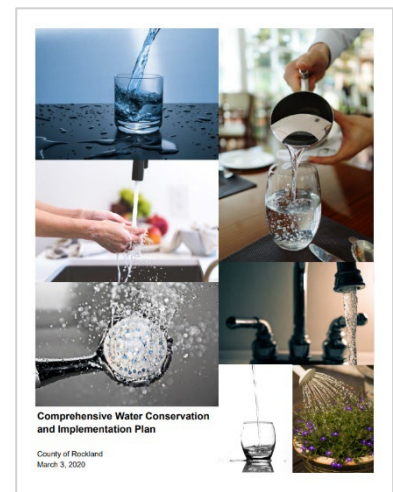


In response to local input, the study emphasized alternatives to widening the corridor, including the potential for interchange improvements at a new Interstate 287/Exit 14X exit, rather than promoting full-scale roadway widening within the study area. In the near term, this will require planning and zoning code revisions at the local level to identify appropriate levels of development and promote better design standards for frontage along Route 59 and intersecting streets. Additionally, pedestrian infrastructure like sidewalks and crosswalk signage must be improved, along with consolidating driveways and encouraging shared parking. Long-term strategies include potential reconfiguration of private properties as they are developed or redeveloped to create a pedestrian-friendly street grid, assessing the potential for roundabouts and the feasibility for widening Route 59 within the study area, adding wider sidewalks and pedestrian amenities, improving connections to village centers, and integrating regional transit through coordinated fare systems.

COMPREHENSIVE WATER CONSERVATION AND IMPLEMENTATION PLAN [2020]

This plan, completed by the Rockland County Task Force on Water Resources Management and the County's Conservation Committee, provides a strategic, cost-effective framework for reducing overall and peak water demand in Rockland County. The plan addresses concerns about non-sustainable groundwater withdrawal, particularly during peak demand periods caused by drought and high temperatures. As the County's population grows, these risks are expected to increase, making conservation essential for maintaining a stable water supply.

The plan includes 20 water conservation measures, which serve as a flexible set of options/guidelines for various implementation partners. Each measure includes detailed guidance on planning, implementation, cost estimates, and potential water savings.



MUNICIPAL COMPREHENSIVE PLANS

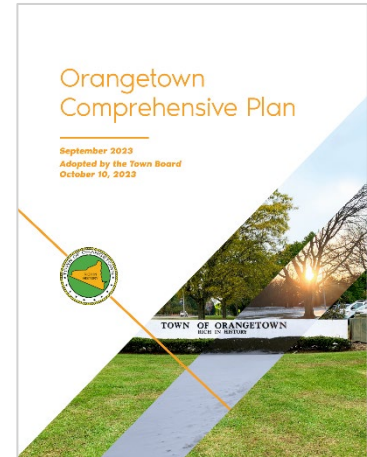
TOWN OF ORANGETOWN COMPREHENSIVE PLAN [2023]

The **2023 Orangetown Comprehensive Plan** updates the 2003 Comprehensive Plan, reflecting changes in demographics, land use, and community priorities.

KEY RECOMMENDATIONS

Land Use, Zoning, and Design

- Update zoning regulations to improve clarity and enforceability, consolidate similar districts, and promote context-sensitive development.
- Encourage mixed-use and infill development in hamlet centers while maintaining historic and community character.
- Establish stricter environmental protection ordinances, including regulations for wetlands, steep slopes, and ridgelines.
- Implement design guidelines to improve the visual appeal of new developments and strengthen enforcement of zoning violations.



Transportation, Mobility, and Parking

- Expand sidewalks, protected bike lanes, and multi-use trails to enhance walkability and connectivity.
- Implement traffic calming measures such as roundabouts, curb extensions, and bicycle lanes in residential neighborhoods.
- Improve public transportation options by working with Metro-North, Rockland Coaches, and local transit providers to expand service.
- Develop a truck route plan to divert truck traffic from residential areas and reduce congestion.
- Study parking demand and consider structured parking solutions in areas with high parking pressure.

Economic Development and Downtown Revitalization

- Support small businesses by providing access to grants and funding opportunities.
- Encourage placemaking initiatives such as pop-up markets, public art, and community events to attract visitors and boost local economies.
- Promote downtown revitalization through infrastructure improvements, adaptive reuse of vacant properties, and business-friendly zoning updates.
- Explore the feasibility of creating a Local Development Corporation (LDC) to support business growth and investment.

Open Space and Recreation

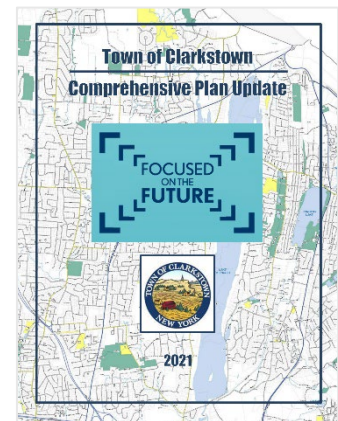
- Expand the preservation of open space through conservation zoning and strategic land acquisition.
- Implement the planned waterfront park on Lake Tappan and encourage the conversion of inactive rail lines into public trails.
- Enhance connectivity between parks, greenways, and recreational areas to create a seamless network of outdoor spaces.
- Strengthen protections for natural resources, including wetlands, steep slopes, and water bodies, to prevent environmental degradation.

Sustainability and Climate Resiliency

- Develop a Climate Action Plan and seek funding for climate mitigation and adaptation projects.
- Improve stormwater management through updated regulations, green infrastructure, and watershed protection efforts.
- Reduce carbon emissions by promoting energy-efficient buildings, expanding access to renewable energy, and installing EV charging stations.
- Implement stricter environmental regulations to limit air pollution, reduce industrial impacts, and promote sustainable land use practices

TOWN OF CLARKSTOWN COMPREHENSIVE PLAN UPDATE [2021]

The Town of Clarkstown Comprehensive Plan Update (2021) builds upon the 2009 plan, emphasizing redevelopment, transit-oriented growth, and environmental resiliency, to ensure that future land use decisions reflect changing demands while protecting the town's character and resources.

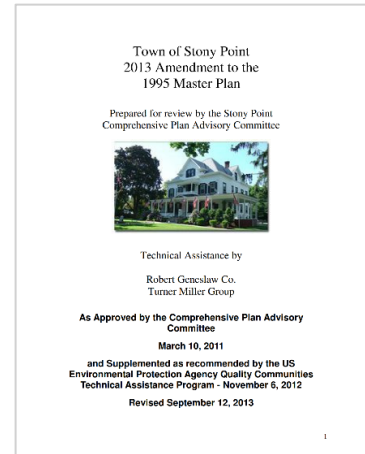


KEY RECOMMENDATIONS:

- **Economic Development:** Expand commercial and industrial areas, repurpose underutilized retail spaces, and improve business-community engagement.
- **Environmental Protection:** Strengthen stormwater management, wetland and ridgeline protections, acquire open space, and enact air and water quality safeguards.
- **Infrastructure & Transportation:** Implement Complete Streets policies, improve traffic flow and transit accessibility, and encourage walkable, mixed-use developments.
- **Housing:** Support affordable housing, senior housing, and mixed-use residential units in strategic locations.
- **Historic Preservation:** Identify and protect historic resources, roadways, and structures, ensuring they are maintained.
- **Sustainability & Resiliency:** Reduce greenhouse gas emissions, promote renewable energy, and implement climate adaptation strategies.

TOWN OF STONY POINT AMENDMENT TO THE 1995 MASTER PLAN [2013]

The **2013 Stony Point Master Plan Amendment** addresses economic and land use challenges stemming from the town's shifting economic landscape, declining local revenue, and evolving development pressures. The plan builds on the 1995 Master Plan while incorporating concerns such as the closure of major employers, rising property taxes, and the need for economic development initiatives to stabilize the tax base. Key recommendations focus on streamlining the development review process, allowing upper-story residential units in commercial districts, reducing parking requirements, and updating zoning regulations to attract new businesses. The plan also emphasizes redeveloping key sites, including Letchworth Village, the waterfront, and the Liberty and Main Street corridor, with a focus on creating a walkable town center and promoting mixed-use development. Additional priorities include environmental protection measures, expanding tourism opportunities, improving public transit access, and enhancing waterfront revitalization efforts. The amendment also recommends a future Comprehensive Plan Phase 2, which would address broader land use policies and long-term community planning needs. As of March 2025, this has not yet been undertaken.

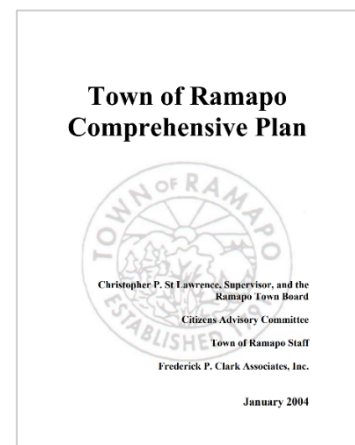


TOWN OF RAMAPO COMPREHENSIVE PLAN [2004]

The **Town of Ramapo Comprehensive Plan** establishes a long-term vision for growth, balancing development with environmental preservation and quality of life improvements. It prioritizes compact development in areas with existing infrastructure, promotes mixed-use districts, and strengthens environmental protections.

KEY RECOMMENDATIONS:

- **Land Use & Development:** Concentrate higher-density development in Monsey and along major corridors while preserving environmentally sensitive areas like Torne Valley.
- **Infrastructure & Utilities:** Require developers to submit reports proving adequate water and sewer capacity; ensure fair cost-sharing for infrastructure upgrades.
- **Housing:** Expand multi-family housing districts and specialized senior housing while maintaining low-density residential areas.
- **Economic Development:** Diversify the economy by encouraging employment opportunities and commercial uses while phasing out industrial zoning in sensitive areas.



- **Transportation & Mobility:** Promote transit-oriented development, improve pedestrian and bike infrastructure, and mitigate traffic congestion.
- **Environmental Protection:** Strengthen conservation efforts using cluster development, zoning overlays, and open space preservation strategies.
- **Community Services & Public Spaces:** Expand recreational facilities, preserve open spaces, and enhance public amenities to improve overall quality of life.
- **Mixed-Use Development:** Encourage vibrant, walkable districts, particularly around Route 59 and Route 306, through new zoning strategies.

VILLAGE OF PIERMONT COMPREHENSIVE PLAN – DRAFT [FEBRUARY 2025]

The **Piermont Comprehensive Plan** outlines a strategic vision for the Village over the next decade and beyond, especially emphasizing resiliency, sustainability, and community character while addressing the long-term challenge of sea level rise. The Village aims to preserve its waterfront identity, protect historic resources, maintain economic opportunities, and ensure access to a variety of housing options. The plan acknowledges the existential threat posed by sea level rise and commits to leading regional adaptation efforts.

KEY RECOMMENDATIONS:

Land Use and Housing

- Enhance resilience of community facilities, housing, and commercial uses to sea level rise and flooding.
- Review zoning regulations to ensure consistency with environmental constraints, infrastructure limitations, and the Village’s built form.
- Increase the variety of housing options to support a diverse population.

Climate Change, Sustainability, and Resiliency

- Establish a Future Shoreline Overlay (FSO) District to restrict development in future flood-prone areas.
- Encourage private and public investment that considers future flood risks.
- Require elevating structures in flood hazard areas by an additional 30 inches.
- Promote energy efficiency, green building, and alternative energy sources to mitigate climate impacts.
- Explore voluntary buyouts and relocation of flood-prone properties.

Environmental Protection

- Protect wetlands, watercourses, and natural resources critical to Piermont’s ecosystem.



- Limit visual impacts of new development and promote native landscaping.
- Implement invasive species control measures to preserve local biodiversity.

Transportation and Mobility

- Develop a comprehensive traffic and parking plan to address congestion and safety.
- Enhance pedestrian and bicycle infrastructure through Complete Streets initiatives.
- Elevate roadways and improve evacuation routes in flood-prone areas.
- Explore remote parking and shuttle services for visitors and events.

Economic Development

- Balance tourism-related businesses with establishments serving local residents.
- Maintain regulations on short-term rentals to protect neighborhood character.
- Support local farmers' markets and regional economic partnerships.

Historic Preservation and Community Design

- Preserve and restore historic buildings, sites, and landscapes that define Piermont's identity.
- Consider designating additional landmarks and incentivizing adaptive reuse of historic properties.

Infrastructure

- Improve broadband and cellular access in coordination with regional partners.
- Strengthen sewer, stormwater, and energy infrastructure to withstand extreme weather events.
- Seek funding for stormwater management improvements and drinking water protection.

VILLAGE OF CHESTNUT RIDGE COMPREHENSIVE PLAN [2022]

The Village of Chestnut Ridge Comprehensive Plan sets the framework for land use, zoning, and development over the next decade, focusing on economic growth, infrastructure improvements, environmental preservation, and transportation upgrades. A key priority is the Red Schoolhouse Road Corridor, where zoning changes will support commercial, mixed-use, and industrial development, with developers contributing to required traffic improvements.



KEY RECOMMENDATIONS:

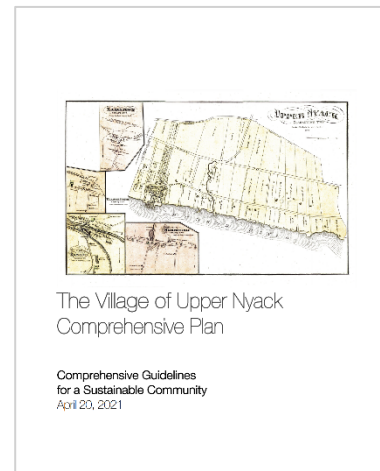
- **Land Use & Zoning:** Allow targeted commercial and mixed-use development, maintain residential character, and create a Village Center.
- **Environmental Protection:** Strengthen wetland, tree, and steep slope protections; encourage green building and renewable energy.
- **Infrastructure & Transportation:** Improve traffic flow, add turn lanes, roundabouts, and pedestrian infrastructure, and require developer-funded improvements.
- **Economic Development:** Expand light industrial, warehousing, and commercial areas to boost the tax base.
- **Community & Historic Preservation:** Enhance parks, emergency services, and historic site protections.
- **New Zoning & Land Use Revisions:** Establish Planned Industry-Laboratory Office (PILO) and Planned Unit Development (PUD) floating zones for growth near major corridors.

VILLAGE OF UPPER NYACK COMPREHENSIVE PLAN [2021]

The **Village of Upper Nyack Comprehensive Plan** updates zoning, land use policies, and infrastructure to guide sustainable growth, protect natural resources, and enhance community resilience.

KEY RECOMMENDATIONS

- **Zoning & Land Use:** Rename zoning districts to reflect density, create new Residential-Conservation Districts (R-80 and R-160) to limit development in environmentally sensitive areas, introduce Floor Area Ratios (FAR) to prevent oversized homes, establish a Hudson River Overlay Zone to regulate waterfront development, and permit accessory apartments and short-term rentals under specific conditions.
- **Business & Economic Development:** Merge Route 9W's two commercial districts into one for consistency, maintain small-scale, pedestrian-friendly businesses in the Village Center, and ensure the Marine-Business District balances economic activity with environmental protections.
- **Parks, Open Space, and Recreation:** Expand sidewalk connections to improve walkability, strengthen parking restrictions near Nyack Beach State Park, enhance bicycle access, encourage pedestrian routes to parks, and preserve River Hook - The Hester Haring Cason Preserve as protected open space.
- **Special Districts & Historic Landmarks:** Conduct a comprehensive inventory of historic buildings and sites, create a Historic Preservation Overlay Map, establish a historic review process for construction and demolition, and designate a School Street District to preserve historic rowhouses.
- **Transportation, Traffic & Public Safety:** Implement traffic calming measures such as curb extensions and speed controls, expand sidewalks along key corridors, improve road



sharing for cyclists with signage and infrastructure upgrades, and reconfigure traffic patterns (e.g., Birchwood Ave and Old Mountain Road) to ease congestion and improve safety.

- **Infrastructure:** Upgrade storm drainage and sanitary sewer systems to manage increased stormwater, require underground utilities for new developments, and implement stricter water conservation policies.
- **Natural Resources:** Strengthen regulations to protect steep slopes, wetlands, and stream corridors; improve stormwater retention to prevent flooding; promote native plant landscaping, and expand tree preservation efforts.
- **Climate Planning and Resilience:** Reduce the village's carbon footprint through alternative energy initiatives and join the Climate Smart Communities program to secure state funding for climate adaptation projects.

VILLAGE OF HAVERSTRAW COMPREHENSIVE PLAN [2021]

This document represents the first comprehensive land use review and policy update for the Village of Haverstraw in 26 years. It outlines village-wide goals, neighborhood-specific recommendations, and strategic site proposals, balancing the three pillars of sustainability—environment, economy, and social equity.

KEY RECOMMENDATIONS

Land Use & Zoning

- Promote a sustainable mixed-use, walkable, compact-scale land use pattern by maintaining historic mixed-use development and enhancing access to bus and ferry stops.
- Preserve the urban/open space boundary by avoiding zoning for low-density single-family housing in outlying areas and promoting conservation easements.
- Encourage higher-density multifamily housing in the downtown area to support sustainable growth and a diverse range of housing options.
- Explore liveaboard and floating home communities as a way to provide adaptive housing solutions that respond to climate change.
- Expand multilingual community education initiatives on village policies related to litter, property maintenance, noise, recycling, and community programs.

Smart Growth & Transit-Oriented Development

- Focus development along key transportation corridors and hubs to encourage a mix of commercial, residential, and employment spaces.



- Prioritize redevelopment of strategic sites, including intersections at Maple Avenue and key corridors to strengthen the village center.

Environmental Resilience & Natural Resource Protection

- Develop a stormwater management plan to improve runoff quality before it enters the Hudson River.
- Implement water conservation measures such as rainwater harvesting and upgrades to wastewater systems.
- Encourage softer shoreline stabilization structures like riprap and vegetated edges instead of hardened barriers.
- Enhance air quality protections by regulating emissions-producing land uses near residential areas and increasing tree plantings.
- Remediate industrial soils and transform underutilized sites into public green spaces.

Socially Inclusive Development

- Ensure affordable housing and prevent displacement to maintain the village's cultural and economic diversity.
- Expand educational resources, job opportunities, and healthcare access to promote long-term prosperity.
- Establish permanent community engagement processes that build on the success of public workshops.
- Promote adaptive reuse of historic buildings to reduce carbon footprints and encourage sustainable development.

Transportation & Connectivity

- Improve multimodal transportation options by expanding transit access, enhancing bicycle infrastructure, and improving pedestrian safety.
- Develop a more welcoming Route 9W corridor with aesthetic and functional upgrades to create a gateway to the village.
- Expand regional ferry and bus service to improve connectivity for residents and commuters.
- Plan for future passenger rail service and maximize connections to Metro-North via the Haverstraw-Ossining ferry.
- Implement Complete Streets principles to improve safety and accessibility for all users, including pedestrians and cyclists.

Community Services & Facilities

- Upgrade existing municipal services and infrastructure to meet future growth demands sustainably.
- Enhance community programming at the Haverstraw Community Center to include life skills and cultural sharing initiatives.
- Improve and expand recreational facilities including park maintenance, drainage upgrades for playing fields, and additional basketball courts.
- Develop a four-season sports complex to provide year-round recreational opportunities.

- Enhance access to waterfront parks and recreational spaces such as Bowline Pond for environmental education and kayaking programs.

VILLAGE OF HILLBURN COMPREHENSIVE PLAN [2020]

The **Village of Hillburn Comprehensive Plan** seeks to balance growth with sustainability by ensuring that new development aligns with the village’s small-scale charm, protects natural resources, and strengthens the local economy. It outlines strategies to maintain affordability, attract responsible businesses, and enhance transportation and utility infrastructure.

KEY RECOMMENDATIONS:

- **Community Character & Historic Preservation:** Protect and enhance the village’s small-town feel by implementing design guidelines, preserving historic structures, addressing zombie properties, and improving gateway aesthetics.
- **Residential Development:** Expand housing options, particularly for seniors, while ensuring new developments maintain the village’s character and adhere to property maintenance standards.
- **Economic Development:** Support small-scale businesses, create a village center with retail and essential services, encourage environmentally responsible businesses, and attract higher-wage job opportunities along key corridors.
- **Natural Resources & Environmental Protection:** Safeguard the Ramapo River and surrounding landscapes, establish a trail system for recreation, enforce stricter environmental regulations, and revise zoning to prevent overdevelopment.
- **Utilities & Infrastructure:** Implement green infrastructure for stormwater management, expand sewer services strategically, and protect groundwater resources through stricter containment measures for fuel and chemicals.
- **Transportation & Mobility:** Redesign Route 17 to improve pedestrian safety and traffic flow, develop a connected network of sidewalks and trails, introduce traffic-calming measures, and promote “Complete Streets” for safer, more accessible roadways.

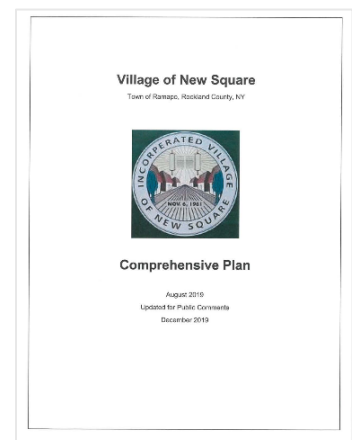
VILLAGE OF NEW SQUARE COMPREHENSIVE PLAN [2019]

The Village of New Square Comprehensive Plan focuses on updating the zoning code to simplify the review process, align land use regulations with the community’s needs, and reduce the number of zoning districts from eight to four. Additionally, it identifies key areas for growth, infrastructure enhancements, and quality-of-life improvements. The plan also aligns with County and town planning efforts, ensuring a coordinated approach to development.

KEY RECOMMENDATIONS:

Land Use & Zoning:

- Update the Village land use map.



- Reduce the number of zoning districts to four: Residential, Public, Neighborhood Shopping, and Commercial.
- Revise the zoning code to clarify regulations and eliminate unnecessary variance applications.

Housing:

- Provide new housing at a rate of approximately 50 units per year to meet demand.
- Incentivize upgrades to existing housing stock.
- Encourage a mix of single-family, two-family, and multifamily housing.

Transportation:

- Improve traffic flow at the Route 45 and Washington Avenue intersection.
- Enhance pedestrian connectivity with new sidewalks and street lighting.
- Improve County bus access with new shelters and sidewalk connections.

Environment & Open Space:

- Preserve the wetland in the northeast corner of the Village.
- Increase green amenities, including planting street trees for shade and pollution reduction.
- Implement stormwater drainage and detention systems in compliance with NYS and federal regulations.

Recreation:

- Develop new playgrounds and upgrade existing ones.
- Ensure playgrounds are designed to be accessible and provide gathering spaces for all residents.
- Secure funding through grants, development contributions, or recreation fees.

Community Services:

- Enhance emergency services and municipal staffing to accommodate population growth.
- Explore funding opportunities for municipal improvements.
- Improve coordination with town, county, and state agencies to address future service needs.

Utilities & Infrastructure:

- Maintain communication with utility providers to ensure sufficient water, sewer, gas, and electricity capacity.
- Improve waste management with better garbage enclosures.
- Transition existing street lighting to energy-efficient LED fixtures.

Health & Education:

- Expand healthcare services within the Village.
- Ensure adequate school facilities to accommodate the growing student population.
- Improve pedestrian safety with additional signage and crosswalks near schools.

The **Village of Airmont Comprehensive Plan Update** builds on the 2007 Comprehensive Plan, addressing modern challenges such as traffic congestion, sustainable development, and economic growth. The plan establishes land use policies to manage development along Route 59, promote smart growth principles, and ensure that future projects align with community goals.

KEY RECOMMENDATIONS:

Community Character & Development

- Maintain the existing residential zones while refining zoning regulations to encourage balanced development.
- Establish a residential lighting policy to ensure appropriate lighting placement and reduce light pollution.
- Evaluate zoning regulations for Village Center and Neighborhood Shopping districts to promote mixed-use development.
- Consider a floating overlay zone for planned mixed-use developments that include senior and affordable housing.

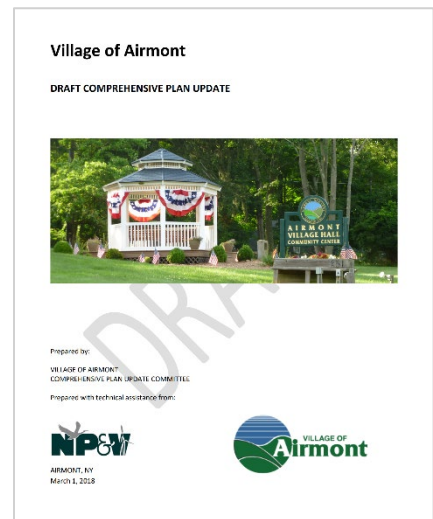
Natural Resources & Environmental Protection

- Increase wetland buffers from 100 to 150 feet to mitigate flooding risks due to climate change.
- Strengthen State Environmental Quality Review (SEQR) requirements for land use applications.
- Inventory environmentally constrained parcels and protect them through conservation easements.
- Work with water and sewer suppliers to ensure sustainable development.

Transportation & Infrastructure

- Improve coordination with state and local agencies on street and highway improvements.
- Implement a Complete Streets Policy to incorporate sidewalks, bike lanes, and traffic calming measures.
- Introduce sidewalk requirements for new commercial developments.
- Explore new traffic solutions, including the DeBaun bypass and a new Thruway exit.
- Work with Rockland County and NYSDOT on a truck route study to manage heavy vehicle traffic.

Sustainability & Smart Growth



- Codify green infrastructure requirements such as rain gardens, pervious pavement, and stormwater reclamation.
- Implement alternative energy incentives in zoning regulations, including LEED-certified buildings.
- Establish zoning laws for solar energy production and siting.
- Encourage community participation in solar energy programs such as Solarize Hudson Valley.

Economic Development & Mixed-Use Growth

- Expand permitted uses in commercial areas to encourage small businesses.
- Implement design guidelines for commercial development, including sign regulations and site planning.
- Ensure commercial developments incorporate pedestrian and bike-friendly amenities.
- Promote senior housing and affordable housing through zoning incentives.

Community Connection & Open Space

- Advocate for the creation of a rail-to-trail system along the abandoned Piermont Rail Line.
- Encourage the revitalization of local committees, such as the Commercial and Business Committee and Preservation and Open Space Committee.
- Explore public-private partnerships to enhance open spaces and recreational opportunities.

VILLAGE OF MONTEBELLO COMPREHENSIVE PLAN [2017]

The **Village of Montebello Comprehensive Plan** builds on the foundations of the 2003 and 2009 comprehensive plans, incorporating updates to reflect current challenges, priorities, and opportunities. Key areas of focus include environmental preservation, economic development, transportation improvements, and sustainable planning practices.

KEY RECOMMENDATIONS:

Environmental Protection & Sustainability:

- Implement Environmental Protection Overlay Districts (EPODs) to safeguard wetlands, waterbodies, steep slopes, and flood zones.
- Establish an Aquifer Protection Overlay District to secure clean drinking water.
- Create a Greenprint Map to designate protected open spaces.
- Seek Climate Smart Community certification and encourage sustainable building practices.

Historic & Scenic Preservation:

Village of Montebello Comprehensive Plan



Adopted October 18, 2017

- Designate Historic and Scenic Road Overlay Districts to protect historic sites and maintain scenic vistas.
- Establish tax incentives and recognition programs for property owners who preserve historic buildings.
- Strengthen regulations to prevent oversized, out-of-character residential developments.

Economic Development:

- Expand the range of permitted uses in commercial districts to attract responsible businesses.
- Encourage economic growth along Executive and Rella Boulevards to provide tax ratables and employment opportunities.
- Support the adaptive reuse of historic structures for commercial purposes while maintaining neighborhood character.

Residential Development & Neighborhood Protection:

- Introduce zoning regulations to manage the size and scale of new homes to protect neighborhood character.
- Implement stricter zoning and setback rules to prevent incompatible development in residential areas.
- Address issues related to home-based businesses and short-term rentals like AirBnB.

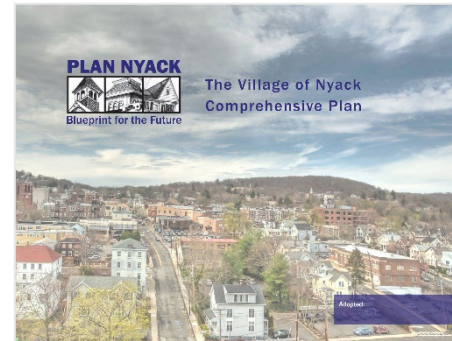
Transportation & Infrastructure Improvements:

- Implement traffic-calming measures, such as road redesigns and enforcement of speed limits, particularly on Airmont Road.
- Explore options to reduce congestion by improving access to the New York State Thruway.
- Expand pedestrian and bicycle pathways where feasible while preserving Montebello's rural charm.

Recreation & Open Space:

- Create a Recreation and Open Space Zoning District to preserve public and private lands for recreational use.
- Develop the Montebello Trail System by connecting existing public lands with walking and biking paths.
- Support "hobby" farms and agricultural uses in designated areas.

The Village of Nyack updated its 2007 Comprehensive Master Plan to address demographic, economic, and environmental trends while building upon prior planning efforts. The updated plan incorporates community input, contemporary land use policies, and strategies for sustainable growth, transit-oriented development, and waterfront revitalization.



KEY RECOMMENDATIONS

Socioeconomics and Housing

- Preserve Nyack's built scale while allowing appropriately located townhouse and multifamily housing.
- Prioritize new development in walkable, transit-accessible areas.
- Expand housing options for seniors, young adults, and diverse income levels.
- Maintain and enhance existing affordable housing stock.

Land Use and Zoning

- Adjust zoning regulations to balance residential density and open space.
- Modify downtown zoning to refine district boundaries, allow taller buildings, and expand permitted uses.
- Improve the Gateway area with pedestrian-friendly development and expanded land uses.
- Strengthen waterfront zoning to ensure public access and community benefits.
- Promote sustainability incentives and enhance parking strategies.

Infrastructure and Utilities

- Improve stormwater management through green infrastructure and Nyack Brook daylighting.
- Expand water conservation efforts and reduce sewer system inflow.
- Increase recycling, composting, and hazardous waste disposal options.
- Promote energy efficiency in municipal buildings and encourage solar energy use.

Transportation

- Upgrade traffic signals and increase traffic enforcement to reduce congestion.
- Improve pedestrian safety with new crossings, traffic calming, and better sidewalks.
- Expand bicycle infrastructure and introduce wayfinding signage.
- Support transit improvements, including BRT and a potential shuttle service.
- Explore ferry service feasibility and improve parking management.

Natural Resources, Parks, and Open Space

- Strengthen protections for steep slopes, wetlands, and tree preservation.
- Implement climate change adaptation strategies, including flood resilience.

- Improve Memorial Park, enhance the marina, and develop new pocket parks.

Historic, Cultural, and Municipal Resources

- Support historic preservation efforts and explore National Register designation.
- Promote Nyack's arts and cultural assets through marketing and public art initiatives.

Economic Development

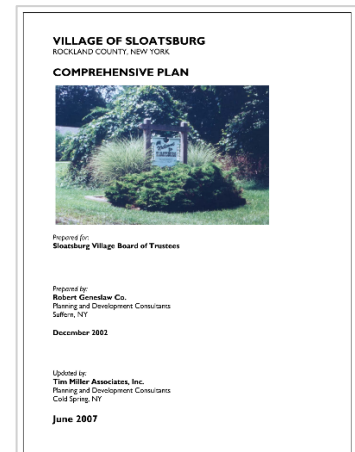
- Improve regional job access by enhancing transit connections, including ferry and bus service.
- Encourage office and production space in the Gateway area to attract jobs.
- Streamline business regulations and explore a Business Improvement District (BID).
- Support downtown redevelopment with infill housing and revitalization of key sites.
- Strengthen the waterfront as a year-round destination with public access and recreational opportunities.

VILLAGE OF SLOATSBURG COMPREHENSIVE PLAN [2007]

The **Village of Sloatsburg Comprehensive Plan** identifies concerns such as population growth, housing maintenance, economic stagnation, environmental risks, infrastructure limitations, and traffic congestion, particularly along Route 17. It aims to balance development while preserving the village's small-town character, enhancing its aesthetic appeal, and fostering economic revitalization.

KEY RECOMMENDATIONS:

- **Land Use & Zoning:** Implement zoning updates, including special use permits and overlay districts, to ensure development aligns with community goals and protects sensitive environmental areas.
- **Economic Development:** Revitalize the central business district with mixed-use zoning, encourage local businesses, and leverage tourism from nearby parks to stimulate the economy.
- **Environmental Protection:** Strengthen regulations to protect environmentally sensitive areas, address flood risks along Nakoma Brook and Ramapo River, and improve septic system regulations to prevent water pollution.
- **Infrastructure & Utilities:** Introduce a municipal wastewater system to replace failing septic systems and ensure sustainable development patterns.
- **Transportation & Mobility:** Redesign Route 17 as a pedestrian-friendly main street, implement traffic-calming measures, improve pedestrian and bike infrastructure, and enhance emergency access routes.



- **Historic & Aesthetic Improvements:** Establish protections for historic properties, improve property maintenance enforcement, and beautify Route 17 to enhance the village's character.

Community Services & Public Spaces: Expand recreational opportunities, improve library parking, and ensure public spaces are accessible and well-maintained.

Appendix B:

Demographic Profiles and Population Projections Methodology

Profiles

Methodology

The following profiles present demographic, housing, economic, and social characteristics for the County, its towns, villages, and school districts. Data is presented as a time series for two periods: 2010 and 2022/2023/SY2024-2025, which varies depending on the data source and was the most recent data available at the time of this analysis. This methodology summary outlines the data sources, definitions, and key considerations for interpreting the information.

Data Sources

- **2010 Decennial Census:** A complete population, household, and housing unit count conducted by the U.S. Census Bureau. Used for baseline data on total population, households, and housing units.
- **American Community Survey (ACS) 5-Year Estimates** (2010 and 2023): The ACS is a sample-based household survey conducted by the U.S. Census Bureau. Used for a range of detailed social, economic, housing, and demographic characteristics.
- **NYS Basic Educational Data System (BEDS):** Provides official public and private school enrollment data for school districts (2009–2010 and 2024–2025). Private school enrollment is based on place of residence, not place of education.
- **LEHD Origin-Destination Employment Statistics (LODES):** Provided by the U.S. Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) program; used for worker commute patterns in 2010 and 2022.
- **Zillow:** Provides pricing for properties available for sale by location and type on a point-in-time basis.
- **Apartments.com:** Provides pricing for properties available for rent by location and type on a point-in-time basis.

Key Definitions

Variable Definitions:

- **Overcrowded Housing:** Units with an average of more than 1.0 person per room
- **Cost-Burdened Households:** Spending 30% or more of income on housing costs (including mortgage/rent, utilities, and taxes). Some renter households report no cash rent and are therefore excluded from the calculation.
- **Language and English Proficiency:** Based on self-reporting by residents age 5+
 - Broad Census categorizations of language spoken have been revised to reflect the specific languages of known groups.
 - “German and related languages” has been reclassified as German/Yiddish.
 - “French and related languages” has been reclassified as French/Haitian Creole
- **Units Built in Last 20 Years:** For 2010, covers units built 1990–2010; for 2023, covers units built 2010–2023, as Census Bureau data for 2013–2023 is not published.

% of Total Statistics Definitions:

- **Total Labor Force (Labor Force Participation Rate):** Total labor force / population age 16+
- **Employment (Employment Rate):** Employed workers / total labor force
- **Unemployment (Unemployment Rate):** Unemployed workers / total labor force
- **Homeowner Units (Homeowner Tenure Split):** Owner-occupied units / total occupied units
- **Renter Units (Renter Tenure Split):** Renter-occupied units / total occupied housing units
- **Vacancy (Vacancy Rate):** Vacant units / total housing units
- **Homeowner (Homeowner Vacancy Rate):** Vacant units for sale / total homeowner units for sale or homeowner occupied
- **Renter (Renter Vacancy Rate):** Vacant units for rent / total rental units for rent or renter occupied
- **Seasonal/Occasional Use (Seasonal/Occasional Use Vacancy Rate):** Seasonal units or occasional use vacant units / total housing units
- **Cost-Burdened Households:** The share of households spending 30% or more of income on housing costs (mortgage or rent, utilities, and property taxes), calculated as a percentage of all owner or renter households that pay for housing. Some renter households report no cash rent and are therefore excluded from the calculation.
- **On-The-Market (On-The-Market Vacancy Rate):** Vacant rental units for rent or homeowner units for sale / total units
- **Units Built in Last 20 Years, Occupied Units with No Car Ownership, and Overcrowded Housing:** Variable units / total occupied housing units
- **June 2025 Median Listing Rent:** Represents rounded median rent price based on a point-in-time snapshot of available rental listings
- **June 2025 Median Listing Home Sales Price:** Represents rounded median asking price for homes based on a point-in-time snapshot of available property listings

Geographic Considerations for School Enrollment

- Enrollment in the Town and Village profiles is drawn from household surveys and reflects student residents attending both public and private K-12 schools regardless of location of school.
- School District profiles provide NYS BEDS data counts of public school students attending District schools. Private school enrollment is resident-based regardless of location of school to enable the determination of the public/private attendance split within each District.

Population Projections

Components of Change

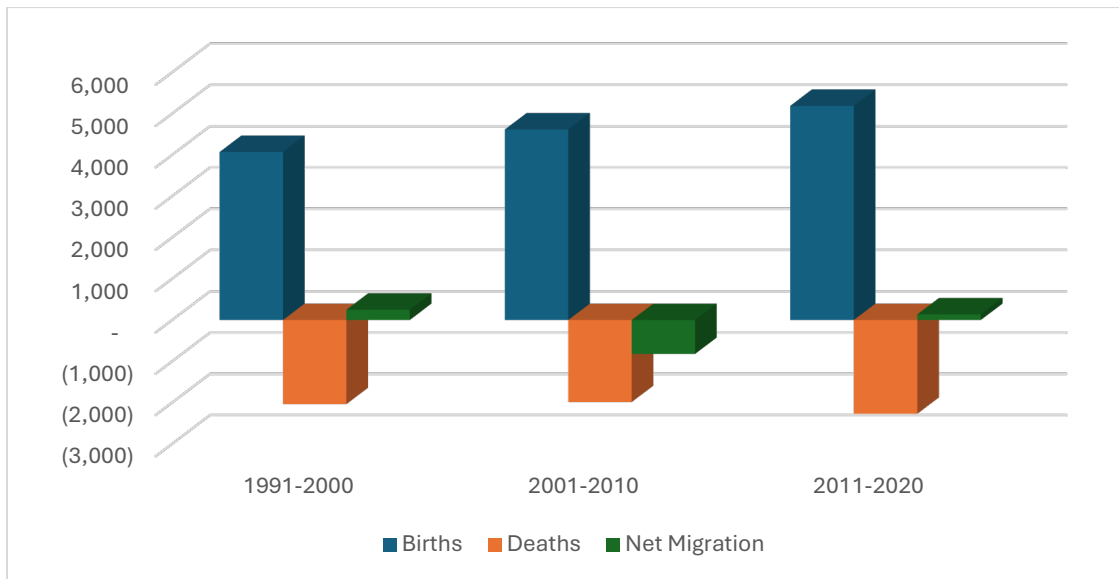
Data inputs to the projections include the following:

- Population by age (5-year cohort) and sex from 1990-2020. Race was not included as the categories have changed so dramatically over the past decades that a direct comparison is not possible.

- Fertility and birth data by age and county of residence of the mother, 1990-2020
- Death by age and county of residence, 1990-2020

Year-to-year population totals were compared to births and deaths, the differential of which established the historical net change in migration (i.e., net change in population – natural increase = net migration).

Chart 1: Rockland County Annual Average Components of Change, 1990-2020

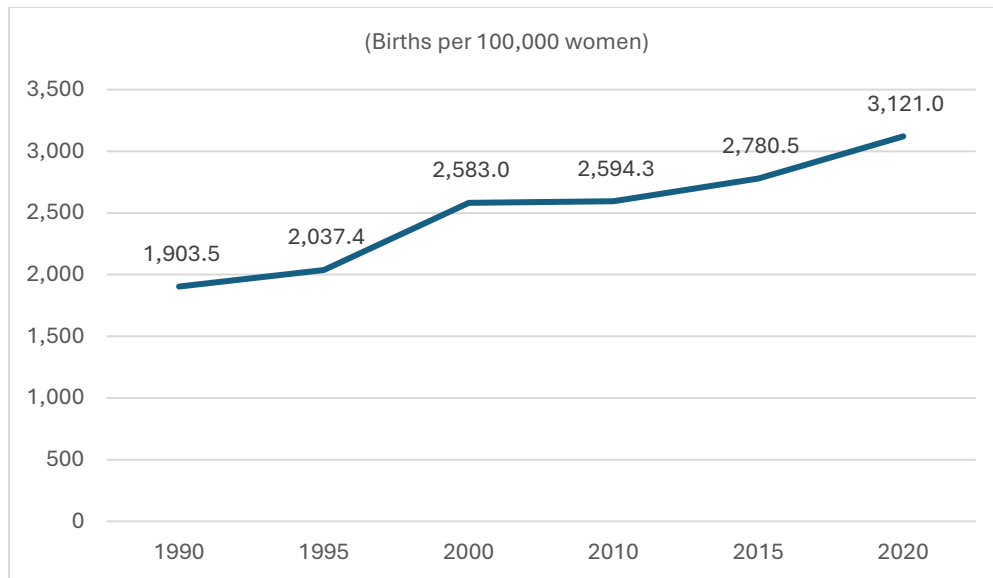


Sources: New York State Department of Health Annual Vital Statistics Tables 1990-2020
https://www.health.ny.gov/statistics/vital_statistics/vs_reports_tables_list.htm; Urbanomics

Fertility

As shown in Chart 2, fertility rates have been increasing county-wide since 1990, reaching 3,121 births per 100,000 women in 2020.

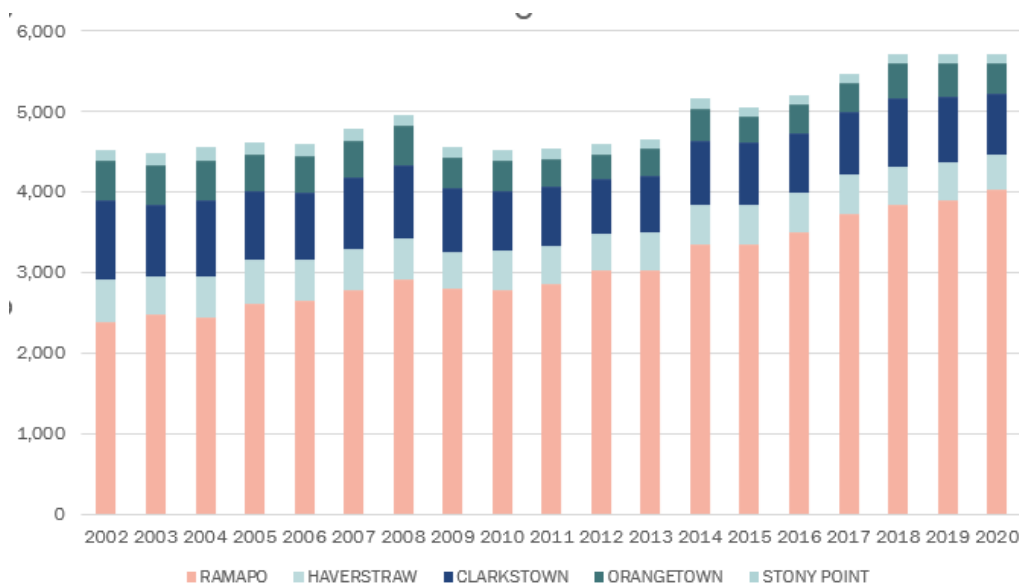
Chart 2: Rockland County Total Fertility Rate, 1990-2020



Source: New York State Department of Health

Examination of birth data by town (Chart 3) shows that the increase in fertility is driven entirely by rising births in the Town of Ramapo while the other municipalities have seen little change in the number of overall births over the past two decades.

Chart 3: Rockland County Births by Municipality, 2002-2020

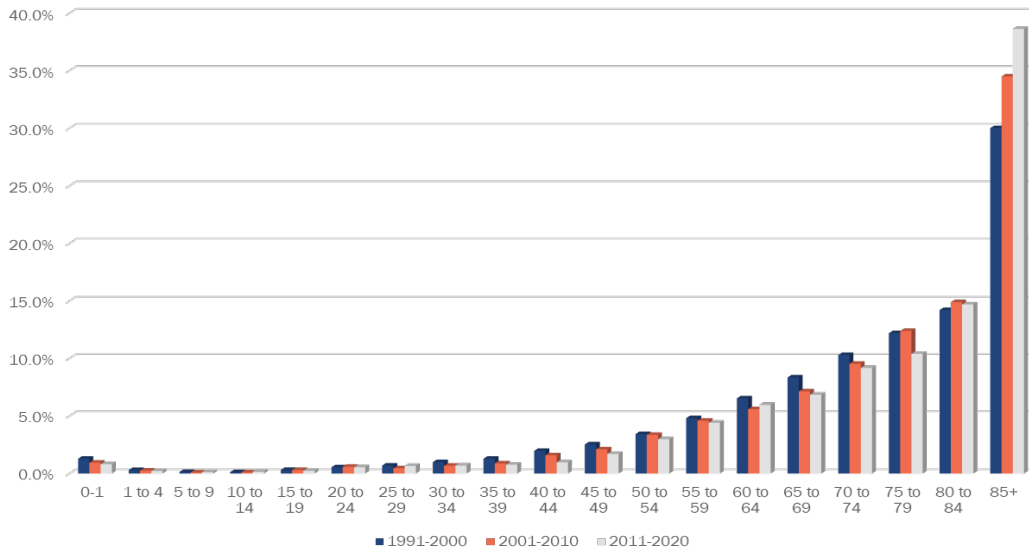


Source: New York State Department of Health Annual Vital Statistics Table 55, Live Births by Minor Civil Division 2002-2020

Mortality

In general, mortality rates are decreasing and infant mortality is down. As residents are living longer, there have been decreases in mortality in most age cohorts, with the exceptions of those over 80 years.

Chart 4: Share of County Deaths by Age Cohort, 1991-2020



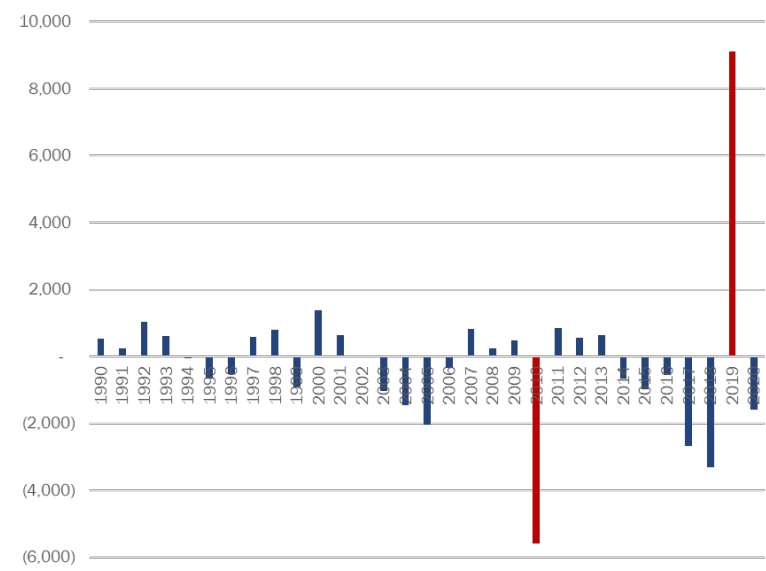
Source: *New York State Department of Health Annual Vital Statistics*

The death data were compared against population and validated with Social Security Administration death tables to determine countywide survival rates by sex and age cohort.

Net Migration

Net migration is the smallest component of change, but it fluctuates from year to year. There are some irregularities that affect the overall averages stemming from decennial census counts as highlighted in red in Chart 5—however, the anomalous population changes shown in the Decennial Censuses carry through in future year American Community Survey and Population Estimates program data. As a result, the projections are not adjusted to smooth out these discrepancies.

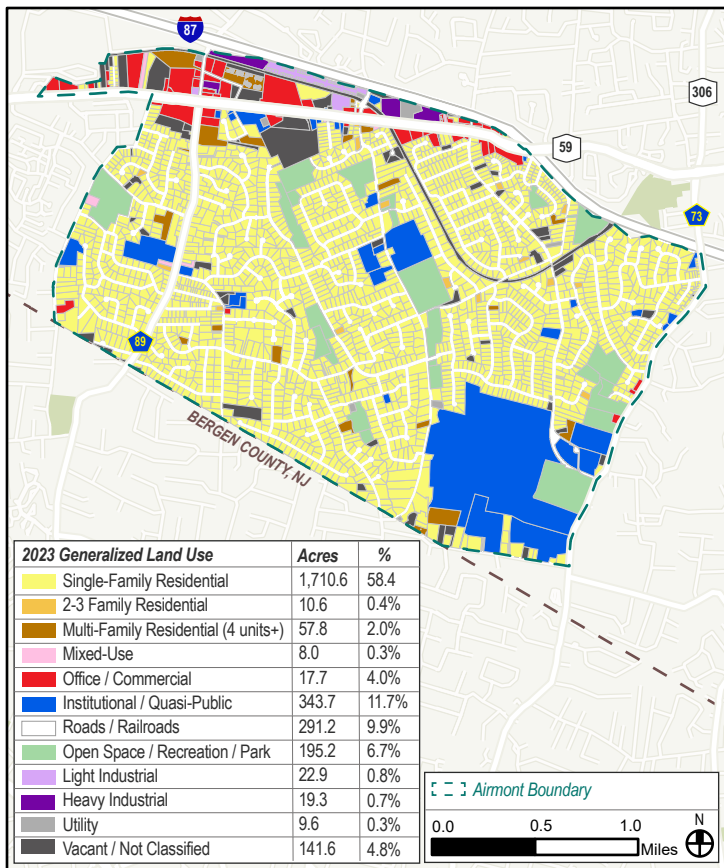
Chart 5: Annual Net Migration, 1991-2020



Source: Urbanomics

Appendix C:

Village Demographic and Land Use Profiles



Airmont - 2023 Generalized Land Use

Sources: BFJ Planning, Rockland County Planning Department

Village of Airmont

Airmont added 18 housing units between 2010 and 2023, yet the population grew by 1,454 (16.9%). All of the population growth was in the Under 18 and 18-34 age cohorts. Subsequently, the average household size in the Village increased to 3.64—a full 0.42 persons larger than the County. Despite the increased number of children, public school enrollment has dropped by 23.6%, since two-thirds of children attend private schools.

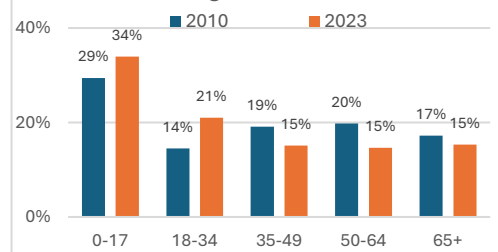
Much of the growth was in the Hispanic (+902) and White, Non-Hispanic (+702) populations. The Black, Non-Hispanic population grew as well, while all other ethnic groups saw losses in both number and share of population. The share of residents who speak German/Related languages at home (i.e., Yiddish) increased to more than 26% of the population.

The median income in 2023 was \$101,000. The number of households making more than \$200,000 increased by almost 29% since 2010; however, the number of households making less than \$50,000 also increased (+27.4%). Roughly half of all households are paying more than is considered affordable for current housing. The incomes required to afford the median priced home as per June 2025 listings are \$237,500 and \$84,000 for sale and rentals, respectively.

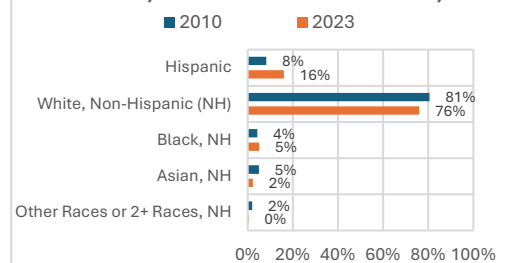
Demographics

	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Population						
Total Population	8,628	10,082	100.0%	100.0%	+1,454	+16.9%
In Households	8,441	9,848	97.8%	97.7%	+1,407	+16.7%
In Group Quarters	187	234	2.2%	2.3%	+47	+25.1%
Age						
0-17	2,540	3,420	29.4%	33.9%	+880	+34.6%
18-34	1,251	2,116	14.5%	21.0%	+865	+69.1%
35-49	1,648	1,521	19.1%	15.1%	-127	-7.7%
50-64	1,705	1,478	19.8%	14.7%	-227	-13.3%
65+	1,484	1,547	17.2%	15.3%	+63	+4.2%
Median Age	40.9	28.7			-12.2	-29.8%
Race & Ethnicity						
Hispanic	710	1,612	8.2%	16.0%	+902	+127.0%
White, Non-Hispanic (NH)	6,946	7,667	80.5%	76.0%	+721	+10.4%
Black, NH	365	521	4.2%	5.2%	+156	+42.7%
Asian, NH	434	236	5.0%	2.3%	-198	-45.6%
Other Races or 2+ Races, NH	173	46	2.0%	0.5%	-127	-73.4%
Language Spoken at Home Among Population Aged 5+						
Residents Speak Only English	5,642	5,504	73.2%	58.9%	-138	-2.4%
Speak English Very Well	1,401	2,697	18.2%	28.9%	+1,296	+92.5%
Speak English Less than Very Well	663	1,138	8.6%	12.2%	+475	+71.6%
Educational Attainment Among Population Aged 25+						
Less than High School	461	791	8.5%	14.3%	+330	+71.6%
High School Graduate	1,175	1,432	21.6%	26.0%	+257	+21.9%
Some College	1,128	1,430	20.7%	25.9%	+302	+26.8%
College Degree	1,501	1,038	27.6%	18.8%	-463	-30.8%
Graduate or Professional Degree	1,180	823	21.7%	14.9%	-357	-30.3%
Enrollment in Grades K-12 (based on Household Surveys)						
Total Enrollment	1,796	2,703	100.0%	100.0%	+907	+50.5%
Public School Enrollment	1,143	873	63.6%	32.3%	-270	-23.6%
Private School Enrollment	653	1,830	36.4%	67.7%	+1,177	+180.2%
Labor Force Among Population 16+						
Total Labor Force	3,942	3,886	63.5%	55.2%	-56	-1.4%
Employed	3,881	3,642	98.5%	93.7%	-239	-6.2%
Unemployed	61	244	1.5%	6.3%	+183	+300.0%
Households						
Average Household Size by Tenure						
Total	3.13	3.64			+0.51	+16.3%
Homeowners	3.26	3.67			+0.41	+12.6%
Renters	2.42	3.55			+1.13	+46.7%
Tenure						
Owner-Occupied	2,286	2,113	84.7%	78.2%	-173	-7.6%
Renter-Occupied	413	589	15.3%	21.8%	+176	+42.6%

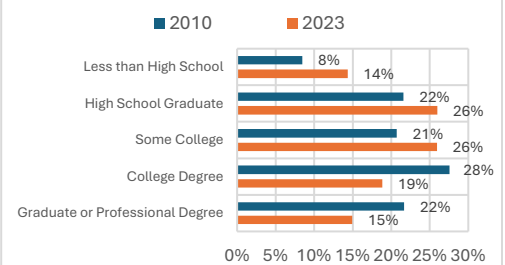
Age Distribution



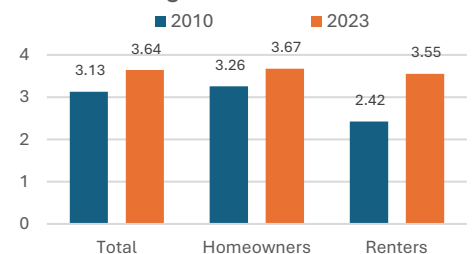
Mutually Exclusive Race & Ethnicity



Educational Attainment



Average Household Size

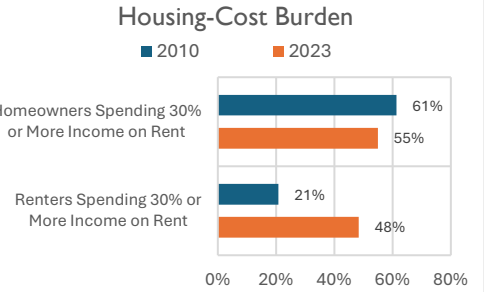
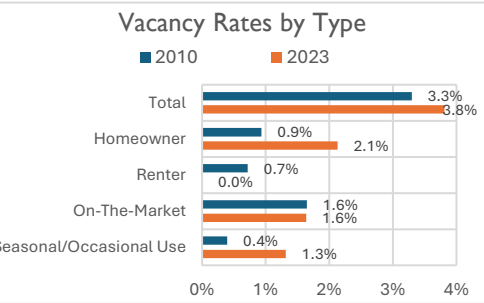
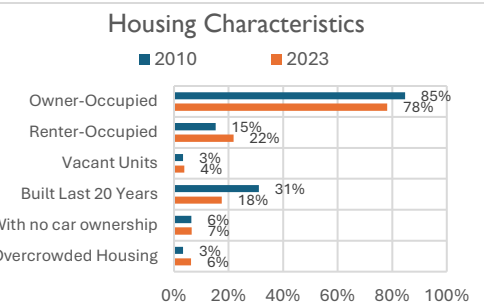
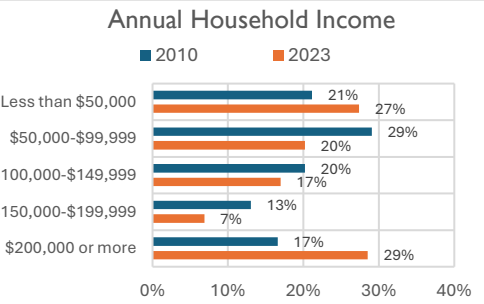
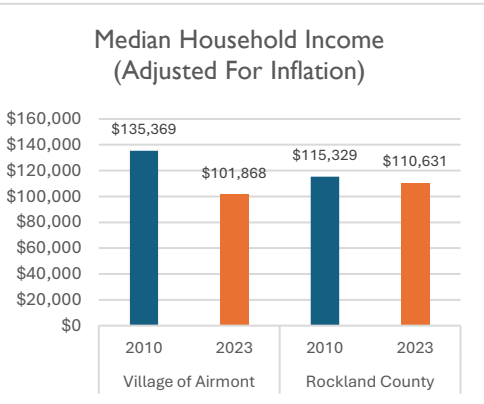


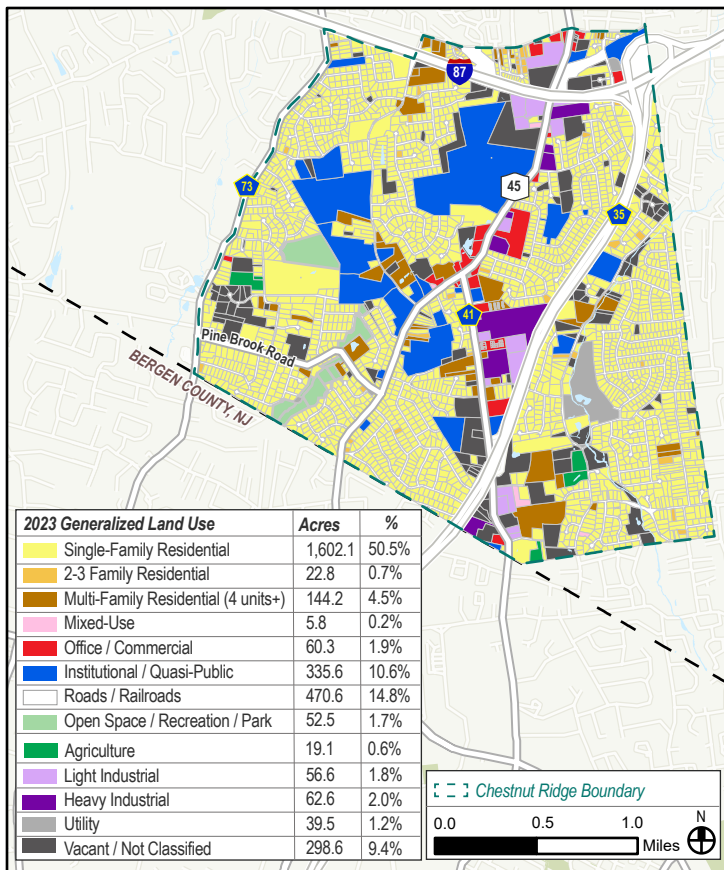
Village of Airmont

Income & Housing	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Income & Poverty						
Median Household Income	\$96,875	\$101,868			+4,993	+5.2%
Persons Below Poverty Line	408	1,245	5.0%	12.5%	+837	+205.1
Household Income in the Past 12 Months						
Less than \$50,000	575	740	21.1%	27.4%	+165	+28.7%
\$50,000-\$99,999	790	546	29.1%	20.2%	-244	-30.9%
\$100,000-\$149,999	549	459	20.2%	17.0%	-90	-16.4%
\$150,000-\$199,999	354	186	13.0%	6.9%	-168	-47.5%
\$200,000 or more	451	771	16.6%	28.5%	+320	+71.0%
Housing						
Total Units	2,791	2,809	100.0%	100.0%	+18	+0.6%
Vacant Units	92	107	3.3%	3.8%	+15	+16.3%
Built Last 20 Years	860	493	31.1%	17.6%	-367	-42.7%
With no car ownership	173	183	6.4%	6.5%	+10	+5.8%
Overcrowded Housing	91	170	3.3%	6.3%	+79	+86.8%
Housing Vacancy Rates by Type						
Total	92	107	3.3%	3.8%	+15	+16.3%
Homeowner	26	46	0.9%	2.1%	+20	+76.9%
Renter	20	-	0.7%	0.0%	-20	-100.0%
On-The-Market	46	46	1.6%	1.6%	+0	+0.0%
Seasonal/Occasional Use	11	37	0.4%	1.3%	+26	+236.4
Housing Affordability						
Median Home Value	\$1,000,0	\$649,300			-350,701	-35.1%
Median Gross Rent	\$2,001	\$1,468			-533	-26.6%
Cost-Burdened Homeowners	5	269	20.8%	48.4%	+264	+5280.0
Cost-Burdened Renters	62	1,162	61.4%	55.0%	+1,100	+1774.2
Median On-The-Market Home for Sale Price		\$950,000				
Annual Income to Afford Homes for Sale		\$237,500				
Affordability Gap to Own		-\$135,632				
Median On-The-Market Apartment for Rent		\$2,100				
Annual Income to Afford Rentals on the		\$84,000				
Affordability Gap to Rent		+\$17,868				

Commutation	Locations		% of Total	
	2010	2022	2010	2022
Top 5 Employment Locations Where Local Residents Travel for Work				
1	New York City, NY	New York City, NY	16.1%	19.0%
2	Airmont village, NY	Monsey CDP, NY	6.4%	6.4%
3	Suffern village, NY	Airmont village, NY	4.2%	6.4%
4	Montebello village, NY	Spring Valley village, NY	3.8%	5.8%
5	New City CDP, NY	Viola CDP, NY	2.8%	4.2%
Top 5 Home Locations Where Local Workers Live				
1	New York City, NY	New York City, NY	7.3%	10.7%
2	Airmont village, NY	Spring Valley village, NY	6.4%	5.8%
3	Suffern village, NY	Airmont village, NY	5.6%	3.9%
4	Spring Valley village, NY	Monsey CDP, NY	4.7%	3.8%
5	New City CDP, NY	Suffern village, NY	4.0%	2.5%

Top Languages Spoken at Home	Languages		% of Total	
	2010	2023	2010	2023
1	English	English	73.2%	58.9%
2	Other Indo-Euro	German/Related	7.0%	26.1%
3	German/Related	Spanish/Related	4.8%	8.4%
4	Spanish/Related	Other Indo-Euro	3.8%	1.6%
5	Other Asian/Pacific	Other Asian/Pacific	3.6%	1.4%





Chestnut Ridge - 2023 Generalized Land Use

Sources: BFJ Planning, Rockland County Planning Department

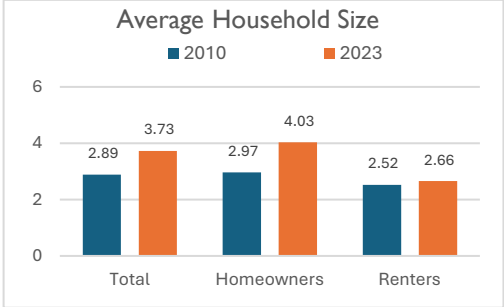
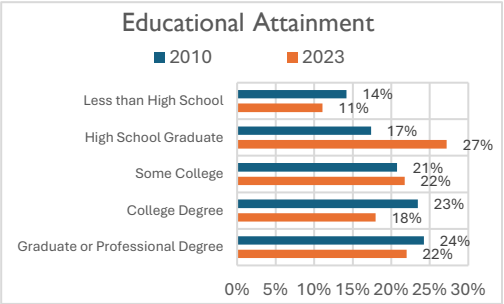
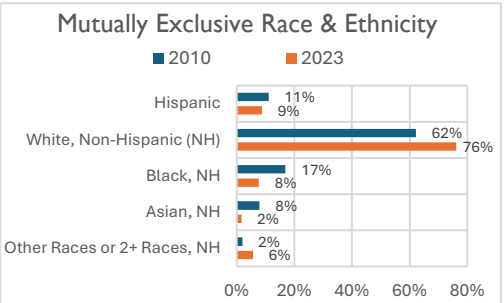
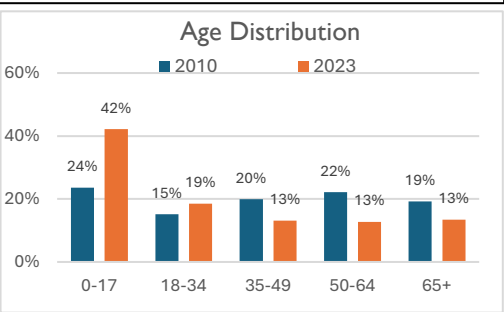
Village of Chestnut Ridge

Chestnut Ridge’s population increased by more than 2,400 between 2010 and 2023—almost all of which was derived from growth in the number of children under the age of 18. 90% of children attend private schools. The White, Non-Hispanic, German/Related speaking population drove the growth in the Village.

While the number of housing units in the Village increased by roughly 100, it was not sufficient to adequately house the population, as the number of overcrowded households doubled in share. At the same time, the number of units that are vacant for seasonal use more than tripled to 69, contributing external pressure to the housing market.

Median household income in the Village is \$113,000, slightly higher than in the County as a whole. Even with relatively high incomes, 53% of owners and 30% of renters are paying more than is considered affordable for their housing. Further, June 2025 listings report median costs for rentals at \$2200, which would be affordable to households with an income of \$87,000+. The median listing price for Chestnut Ridge homes for sale was \$1 million—affordable to households with incomes of \$250,000 or more.

Demographics	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Population						
Total Population	7,916	10,464	100.0%	100.0%	+2,548	+32.2%
In Households	7,722	10,209	97.5%	97.6%	+2,487	+32.2%
In Group Quarters	194	255	2.5%	2.4%	+61	+31.4%
Age						
0-17	1,864	4,414	23.5%	42.2%	+2,550	+136.8%
18-34	1,197	1,938	15.1%	18.5%	+741	+61.9%
35-49	1,578	1,375	19.9%	13.1%	-203	-12.9%
50-64	1,754	1,330	22.2%	12.7%	-424	-24.2%
65+	1,523	1,407	19.2%	13.4%	-116	-7.6%
Median Age	44.7	26.8			-17.9	-40.0%
Race & Ethnicity						
Hispanic	875	923	11.1%	8.8%	+48	+5.5%
White, Non-Hispanic (NH)	4,922	7,970	62.2%	76.2%	+3,048	+61.9%
Black, NH	1,337	806	16.9%	7.7%	-531	-39.7%
Asian, NH	626	169	7.9%	1.6%	-457	-73.0%
Other Races or 2+ Races, NH	156	596	2.0%	5.7%	+440	+282.1%
Language Spoken at Home Among Population Aged 5+						
Residents Speak Only English	4,669	5,719	62.7%	63.7%	+1,050	+22.5%
Speak English Very Well	1,665	1,918	22.3%	21.4%	+253	+15.2%
Speak English Less than Very Well	1,117	1,336	15.0%	14.9%	+219	+19.6%
Educational Attainment Among Population Aged 25+						
Less than High School	798	618	14.2%	11.1%	-180	-22.6%
High School Graduate	977	1,519	17.4%	27.2%	+542	+55.5%
Some College	1,166	1,214	20.7%	21.7%	+48	+4.1%
College Degree	1,318	1,004	23.4%	18.0%	-314	-23.8%
Graduate or Professional Degree	1,363	1,228	24.2%	22.0%	-135	-9.9%
Enrollment in Grades K-12 (based on Household Surveys)						
Total Enrollment	1,311	3,199	100.0%	100.0%	+1,888	+144.0%
Public School Enrollment	480	327	36.6%	10.2%	-153	-31.9%
Private School Enrollment	831	2,872	63.4%	89.8%	+2,041	+245.6%
Labor Force Among Population 16+						
Total Labor Force	3,950	3,930	60.8%	62.0%	-20	-0.5%
Employed	3,745	3,802	94.8%	96.7%	+57	+1.5%
Unemployed	205	128	5.2%	3.3%	-77	-37.6%
Households						
Average Household Size by Tenure						
Total	2.89	3.73			+0.84	+29.1%
Homeowners	2.97	4.03			+1.06	+35.7%
Renters	2.52	2.66			+0.14	+5.6%
Tenure						
Owner-Occupied	2,182	2,140	81.5%	78.2%	-42	-1.9%
Renter-Occupied	494	598	18.5%	21.8%	+104	+21.1%



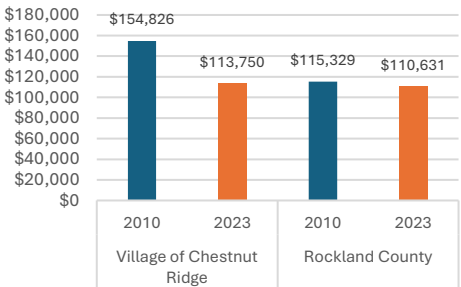
Village of Chestnut Ridge

Income & Housing	Count		Historic		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Income & Poverty						
Median Household Income	\$110,799	\$113,750			+2,951	+2.7%
Persons Below Poverty Line	478	635	6.2%	6.1%	+157	+32.8%
Household Income in the Past 12 Months						
Less than \$50,000	551	444	22.6%	16.2%	-107	-19.4%
\$50,000-\$99,999	473	686	19.4%	25.1%	+213	+45.0%
\$100,000-\$149,999	617	610	25.3%	22.3%	-7	-1.1%
\$150,000-\$199,999	493	350	20.2%	12.8%	-143	-29.0%
\$200,000 or more	303	648	12.4%	23.7%	+345	+113.9%
Housing						
Total Units	2,796	2,959	100.0%	100.0%	+163	+5.8%
Vacant Units	120	221	4.3%	7.5%	+101	+84.2%
Built Last 20 Years	559	109	22.1%	3.7%	-450	-80.5%
With no car ownership	130	210	5.3%	7.1%	+80	+61.5%
Overcrowded Housing	64	148	2.6%	5.4%	+84	+131.3%
Housing Vacancy Rates by Type						
Total	120	221	4.3%	7.5%	+101	+84.2%
Homeowner	23	33	0.8%	1.5%	+10	+43.5%
Renter	37	-	1.3%	0.0%	-37	-100.0%
On-The-Market	60	33	2.1%	1.1%	-27	-45.0%
Seasonal/Occasional Use	19	69	0.7%	2.3%	+50	+263.2%
Housing Affordability						
Median Home Value	\$346,100	\$668,000			+321,90	+93.0%
Median Gross Rent	\$1,183	\$0			-1,183	-100.0%
Cost-Burdened Homeowners	866	1,141	55.7%	53.3%	+275	+31.8%
Cost-Burdened Renters	1,387	148	71.7%	29.7%	-1,239	-89.3%
Median On-The-Market Home for Sale Price		\$1,000,000				
Annual Income to Afford Homes for Sale		\$250,000				
Affordability Gap to Own		-\$136,250				
Median On-The-Market Apartment for Rent		\$2,200				
Annual Income to Afford Rentals on the		\$88,000				
Affordability Gap to Rent		+\$25,750				

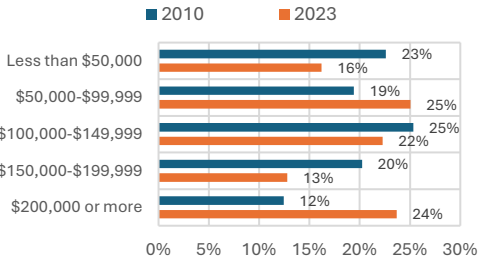
Commutation	Locations		% of Total	
	2010	2022	2010	2022
Top 5 Employment Locations Where Local Residents Travel for Work				
1	New York City, NY	New York City, NY	20.1%	19.9%
2	Chestnut Ridge village, NY	Chestnut Ridge village, NY	5.7%	7.4%
3	Nanuet CDP, NY	Spring Valley village, NY	4.4%	5.9%
4	New City CDP, NY	Monsey CDP, NY	3.2%	5.8%
5	Pearl River CDP, NY	Viola CDP, NY	2.8%	3.6%
Top 5 Home Locations Where Local Workers Live				
1	Spring Valley village, NY	New York City, NY	10.5%	8.4%
2	Monsey CDP, NY	Monsey CDP, NY	5.5%	7.7%
3	New York City, NY	Spring Valley village, NY	5.5%	6.8%
4	Chestnut Ridge village, NY	Chestnut Ridge village, NY	5.1%	6.4%
5	New City CDP, NY	New City CDP, NY	3.5%	2.9%

Top Languages Spoken at Home	Languages		% of Total	
	2010	2023	2010	2023
1	English	English	62.7%	63.7%
2	Spanish/Related	German/Related	12.7%	15.3%
3	Other Indo-Euro	Spanish/Related	8.4%	8.2%
4	French/Related	French/Related	7.2%	4.7%
5	Chinese/Related	Other/Unspecified	2.3%	2.6%

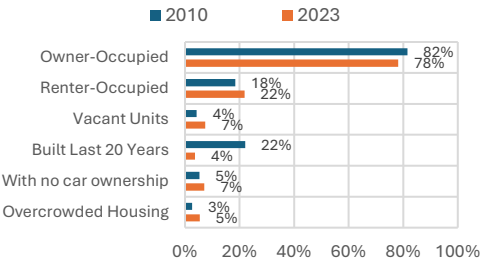
Median Household Income (Adjusted For Inflation)



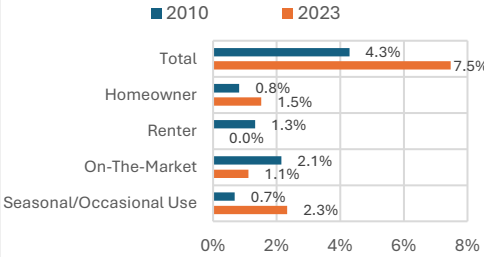
Annual Household Income



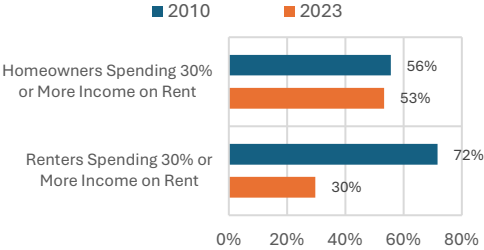
Housing Characteristics

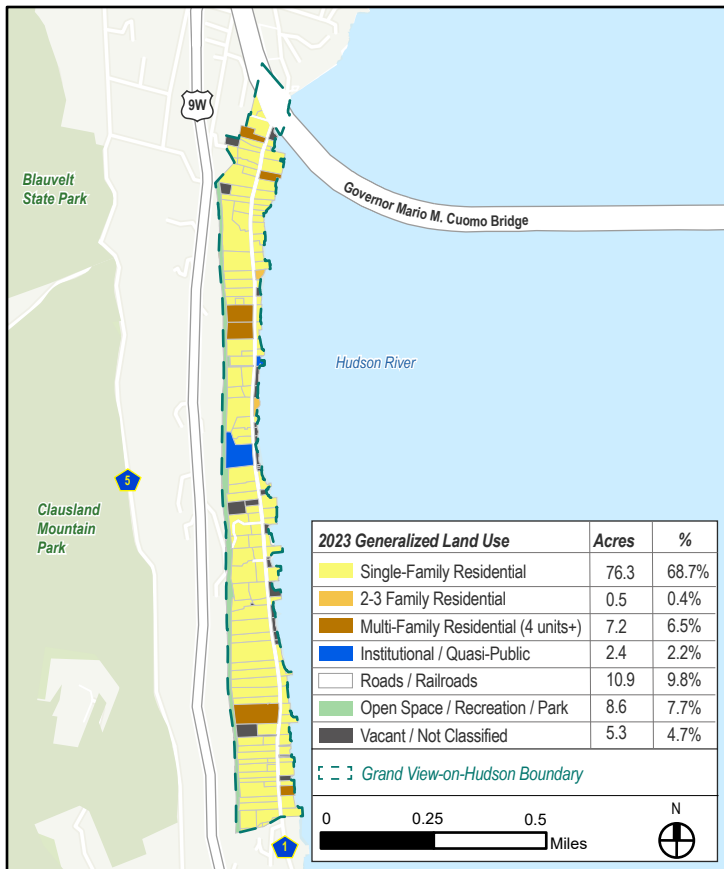


Vacancy Rates by Type



Housing-Cost Burden





Grand View-on-Hudson - 2023 Generalized Land Use

Sources: BFJ Planning, Rockland County Planning Department

Village of Grand View-on-Hudson

The population of Grand View-on-Hudson, decreased to 247 in 2023. A distinctly older community, the median age in the village increased to 58.2—23 years higher than the County median.

While largely White, Non-Hispanic and English-speaking, there was nominal growth in the Hispanic and Asian, Non-Hispanic segments of the population. The few children of this highly-educated population generally attend public school.

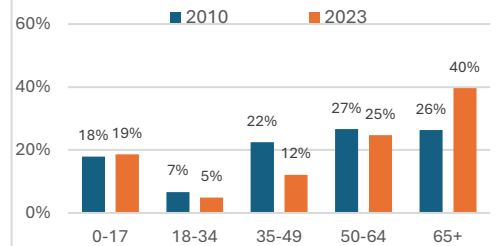
Median home values are more than \$1 million and the median rental is \$3,375. Given these high costs, it's not surprising that more than 47% of owners and 43% of renters are cost-burdened, despite household incomes among the highest in the County. To purchase the median-valued home (\$1.7 million) as listed for Grand View-on-Hudson in June 2025 would require an income of \$425,000--\$275,000 more than the median village income.

More than 26% of working residents travel to New York City for work.

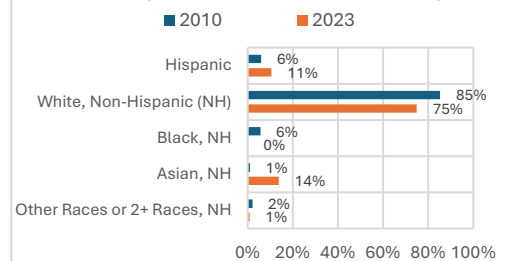
Demographics

	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Population						
Total Population	285	247	100.0%	100.0%	-38	-13.3%
In Households	285	247	100.0%	100.0%	-38	-13.3%
In Group Quarters	0	0	0.0%	0.0%	+0	N/A
Age						
0-17	51	46	17.9%	18.6%	-5	-9.8%
18-34	19	12	6.7%	4.9%	-7	-36.8%
35-49	64	30	22.5%	12.1%	-34	-53.1%
50-64	76	61	26.7%	24.7%	-15	-19.7%
65+	75	98	26.3%	39.7%	+23	+30.7%
Median Age	50.9	58.2			+7.3	+14.3%
Race & Ethnicity						
Hispanic	17	26	6.0%	10.5%	+9	+52.9%
White, Non-Hispanic (NH)	243	185	85.3%	74.9%	-58	-23.9%
Black, NH	16	0	5.6%	0.0%	-16	-100.0%
Asian, NH	3	34	1.1%	13.8%	+31	+1033.3%
Other Races or 2+ Races, NH	6	2	2.1%	0.8%	-4	-66.7%
Language Spoken at Home Among Population Aged 5+						
Residents Speak Only English	254	198	91.7%	80.8%	-56	-22.0%
Speak English Very Well	16	42	5.8%	17.1%	+26	+162.5%
Speak English Less than Very Well	7	5	2.5%	2.0%	-2	-28.6%
Educational Attainment Among Population Aged 25+						
Less than High School	2	9	0.9%	4.7%	+7	+350.0%
High School Graduate	44	12	20.6%	6.3%	-32	-72.7%
Some College	43	23	20.1%	12.0%	-20	-46.5%
College Degree	50	67	23.4%	35.1%	+17	+34.0%
Graduate or Professional Degree	75	80	35.0%	41.9%	+5	+6.7%
Enrollment in Grades K-12 (based on Household Surveys)						
Total Enrollment	41	46	100.0%	100.0%	+5	+12.2%
Public School Enrollment	32	37	78.0%	80.4%	+5	+15.6%
Private School Enrollment	9	9	22.0%	19.6%	+0	+0.0%
Labor Force Among Population 16+						
Total Labor Force	165	105	67.1%	46.9%	-60	-36.4%
Employed	161	101	97.6%	96.2%	-60	-37.3%
Unemployed	4	4	2.4%	3.8%	+0	+0.0%
Households						
Average Household Size by Tenure						
Total	2.23	2.04			-0.19	-8.5%
Homeowners	2.29	2.17			-0.12	-5.2%
Renters	1.96	1.56			-0.40	-20.4%
Tenure						
Owner-Occupied	105	96	82.0%	79.3%	-9	-8.6%
Renter-Occupied	23	25	18.0%	20.7%	+2	+8.7%

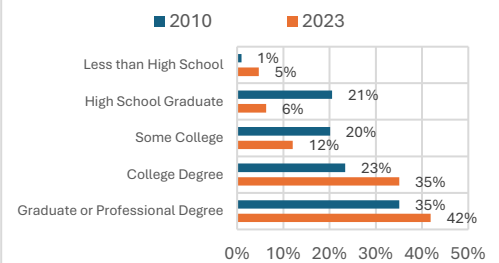
Age Distribution



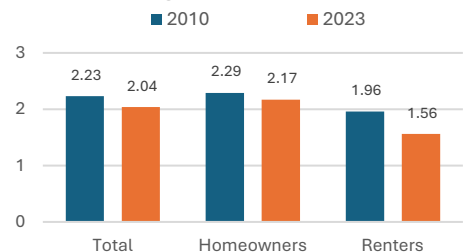
Mutually Exclusive Race & Ethnicity



Educational Attainment



Average Household Size



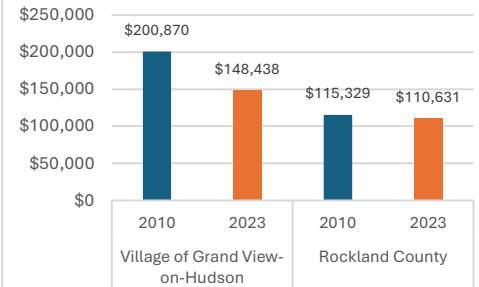
Village of Grand View-on-Hudson

Income & Housing	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Income & Poverty						
Median Household Income	\$143,750	\$148,438			+4,688	+3.3%
Persons Below Poverty Line	12	15	4.2%	6.1%	+3	+25.0%
Household Income in the Past 12 Months						
Less than \$50,000	24	21	19.2%	17.4%	-3	-12.5%
\$50,000-\$99,999	20	18	16.0%	14.9%	-2	-10.0%
\$100,000-\$149,999	19	29	15.2%	24.0%	+10	+52.6%
\$150,000-\$199,999	20	15	16.0%	12.4%	-5	-25.0%
\$200,000 or more	42	38	33.6%	31.4%	-4	-9.5%
Housing						
Total Units	139	136	100.0%	100.0%	-3	-2.2%
Vacant Units	11	15	7.9%	11.0%	+4	+36.4%
Built Last 20 Years	10	4	6.9%	2.9%	-6	-60.0%
With no car ownership	0	9	0.0%	6.6%	N/A	N/A
Overcrowded Housing	0	0	0.0%	0.0%	N/A	N/A
Housing Vacancy Rates by Type						
Total	11	15	7.9%	11.0%	+4	+36.4%
Homeowner	2	-	1.4%	0.0%	-2	-100.0%
Renter	-	5	0.0%	16.7%	+5	N/A
On-The-Market	2	5	1.4%	3.7%	+3	+150.0%
Seasonal/Occasional Use	7	-	5.0%	0.0%	-7	-100.0%
Housing Affordability						
Median Home Value	\$346,800	\$1,053,600			+706,80	+203.8
Median Gross Rent	\$1,236	\$3,375			+2,139	+173.1
Cost-Burdened Homeowners	88	42	39.1%	46.7%	-46	-52.3%
Cost-Burdened Renters	30	7	34.5%	43.8%	-23	-76.7%
Median On-The-Market Home for Sale Price		\$1,700,000				
Annual Income to Afford Homes for Sale		\$425,000				
Affordability Gap to Own		-\$276,562				
Median On-The-Market Apartment for Rent		N/A				
Annual Income to Afford Rentals on the Market		N/A				
Affordability Gap to Rent		N/A				

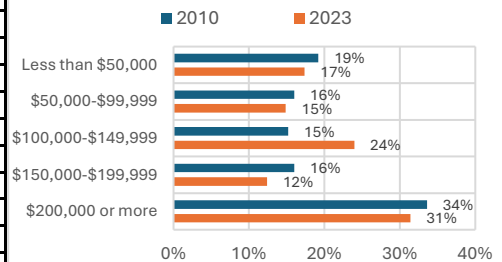
Commutation	Locations		% of Total	
	2010	2022	2010	2022
Top 5 Employment Locations Where Local Residents Travel for Work				
1	New York City, NY	New York City, NY	29.1%	26.1%
2	Pearl River CDP, NY	Blauvelt CDP, NY	5.1%	5.7%
3	Nyack village, NY	Nyack village, NY	4.3%	5.7%
4	Orangeburg CDP, NY	Orangeburg CDP, NY	3.4%	4.5%
5	Piermont village, NY	New City CDP, NY	3.4%	3.4%
Top 5 Home Locations Where Local Workers Live				
1	New York City, NY	New York City, NY	18.5%	15.6%
2	Blauvelt CDP, NY	Haverstraw village, NY	7.4%	7.8%
3	Haverstraw village, NY	Orangeburg CDP, NY	7.4%	3.9%
4	Eastchester CDP, NY	Port Chester village, NY	3.7%	3.9%
5	Fair Lawn borough, NJ	Yonkers city, NY	3.7%	3.9%

Top Languages Spoken at Home	Languages		% of Total	
	2010	2023	2010	2023
1	English	English	91.7%	80.8%
2	Russian/Slavic	Other Indo-Euro	3.2%	9.0%
3	Other Indo-Euro	Spanish/Related	1.8%	5.7%
4	German/Related	Korean	1.4%	1.6%
5	Spanish/Related	Chinese/Related	0.7%	1.2%

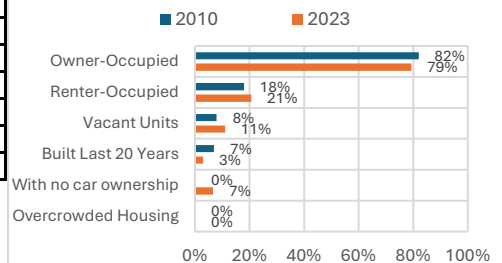
Median Household Income (Adjusted For Inflation)



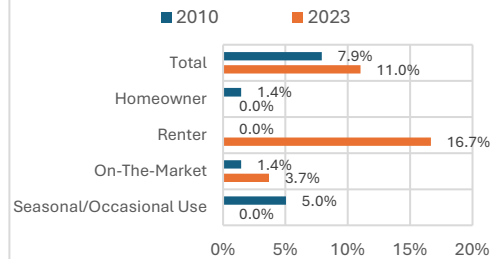
Annual Household Income



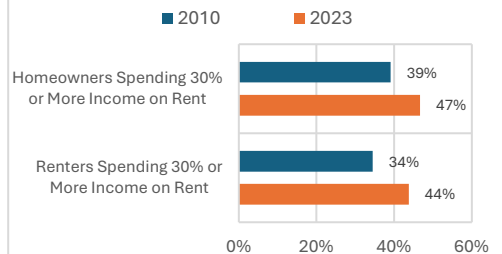
Housing Characteristics

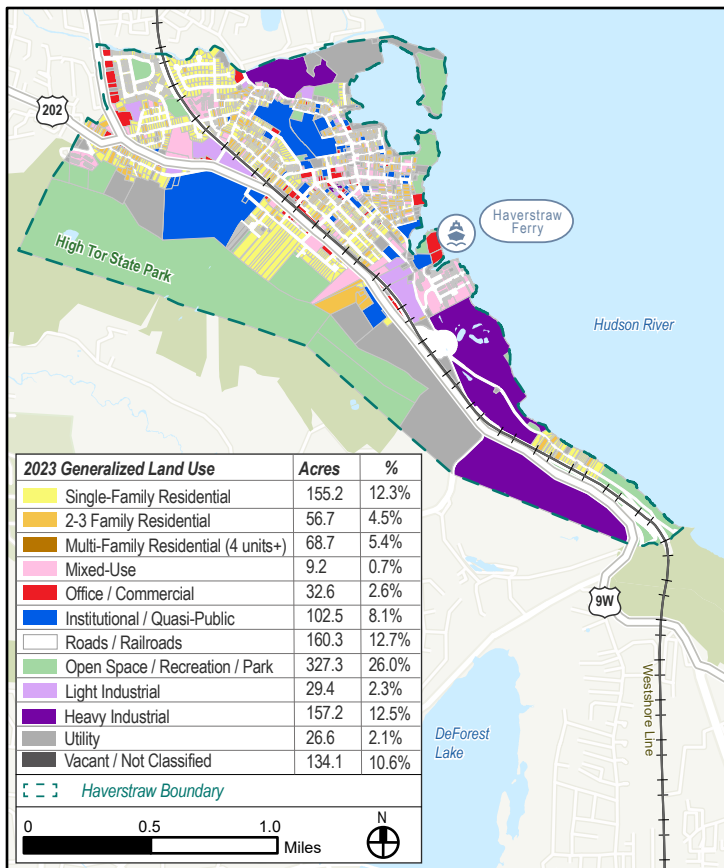


Vacancy Rates by Type



Housing-Cost Burden





Haverstraw Village - 2023 Generalized Land Use

Sources: BFJ Planning, Rockland County Planning Department

Village of Haverstraw

While the Village of Haverstraw's population increased by only 3% to 12,273 by 2023. During that time, the predominant Hispanic segment of the population decreased in number and share (-567 and -6.6 percentage points, respectively), the Black, Non-Hispanic segment of the population almost doubled to 2,093. More than one in three Village of Haverstraw residents speak English less than very well. The most spoken language (at home) was Spanish, followed by English and French/Related. Median age increased from 32.5 to 39, with all growth in the population cohorts over the age of 50. Of the roughly 2,900 children under the age of 18, 95% attend public school.

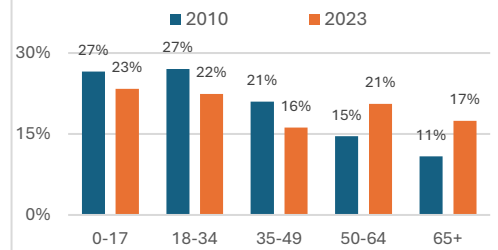
The adult population has gained in educational attainment with almost 45% of the population having attended some college as of 2023, but incomes have not increased along with it. The Village has one of the lowest median incomes in the County at \$67,447; 17% of the population is in poverty. Housing is split between owner and renter units. 48% of owners and 64% of renters pay more than is considered affordable for housing costs. Conditions are substandard—16.9% of households are overcrowded and more than 25% do not have access to a vehicle.

June 2025 median asking prices for housing (\$500,000 sales/ \$2,500 rentals) are beyond the reach of most residents.

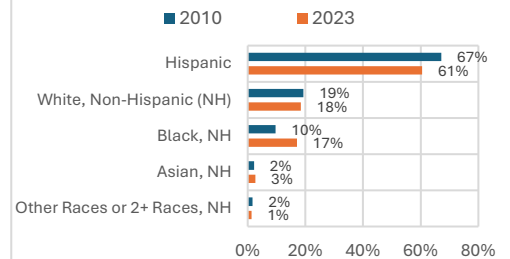
Demographics

	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Population						
Total Population	11,910	12,273	100.0%	100.0%	+363	+3.0%
In Households	11,502	11,914	96.6%	97.1%	+412	+3.6%
In Group Quarters	408	359	3.4%	2.9%	-49	-12.0%
Age						
0-17	3,161	2,866	26.5%	23.4%	-295	-9.3%
18-34	3,223	2,754	27.1%	22.4%	-469	-14.6%
35-49	2,497	1,987	21.0%	16.2%	-510	-20.4%
50-64	1,739	2,525	14.6%	20.6%	+786	+45.2%
65+	1,290	2,141	10.8%	17.4%	+851	+66.0%
Median Age	32.5	39.0			+6.5	+20.0%
Race & Ethnicity						
Hispanic	7,993	7,426	67.1%	60.5%	-567	-7.1%
White, Non-Hispanic (NH)	2,299	2,263	19.3%	18.4%	-36	-1.6%
Black, NH	1,154	2,093	9.7%	17.1%	+939	+81.4%
Asian, NH	262	330	2.2%	2.7%	+68	+26.0%
Other Races or 2+ Races, NH	202	161	1.7%	1.3%	-41	-20.3%
Language Spoken at Home Among Population Aged 5+						
Residents Speak Only English	3,665	4,270	34.7%	37.9%	+605	+16.5%
Speak English Very Well	3,488	3,075	33.1%	27.3%	-413	-11.8%
Speak English Less than Very Well	3,397	3,913	32.2%	34.8%	+516	+15.2%
Educational Attainment Among Population Aged 25+						
Less than High School	2,426	2,306	34.4%	27.9%	-120	-4.9%
High School Graduate	2,104	2,256	29.9%	27.3%	+152	+7.2%
Some College	1,305	1,705	18.5%	20.6%	+400	+30.7%
College Degree	833	1,356	11.8%	16.4%	+523	+62.8%
Graduate or Professional Degree	376	654	5.3%	7.9%	+278	+73.9%
Enrollment in Grades K-12 (based on Household Surveys)						
Total Enrollment	2,302	1,926	100.0%	100.0%	-376	-16.3%
Public School Enrollment	2,075	1,830	90.1%	95.0%	-245	-11.8%
Private School Enrollment	227	96	9.9%	5.0%	-131	-57.7%
Labor Force Among Population 16+						
Total Labor Force	5,297	5,501	61.0%	57.0%	+204	+3.9%
Employed	5,044	5,053	95.2%	91.9%	+9	+0.2%
Unemployed	253	448	4.8%	8.1%	+195	+77.1%
Households						
Average Household Size by Tenure						
Total	3.36	3.05			-0.31	-9.2%
Homeowners	3.29	3.02			-0.27	-8.2%
Renters	3.41	3.08			-0.33	-9.7%
Tenure						
Owner-Occupied	1,420	2,020	41.5%	51.7%	+600	+42.3%
Renter-Occupied	2,005	1,890	58.5%	48.3%	-115	-5.7%

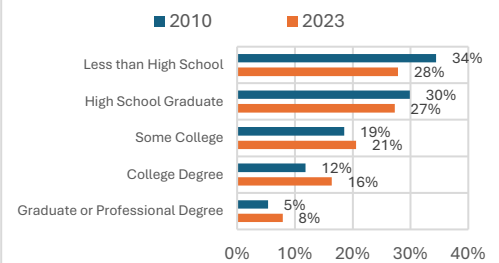
Age Distribution



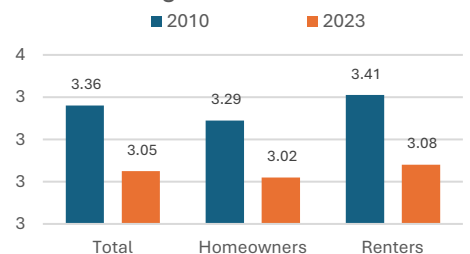
Mutually Exclusive Race & Ethnicity



Educational Attainment



Average Household Size

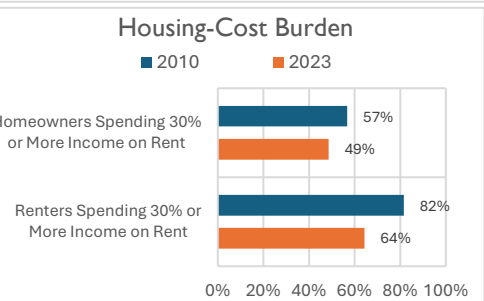
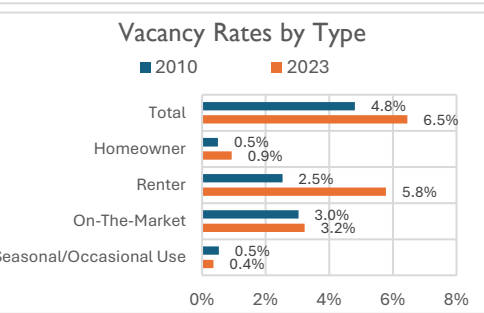
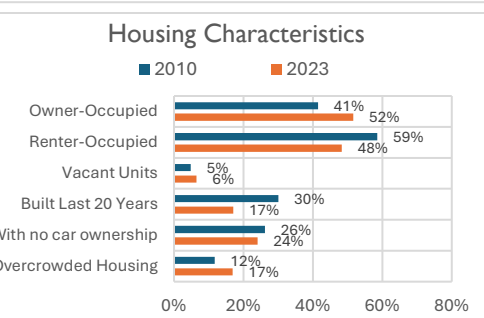
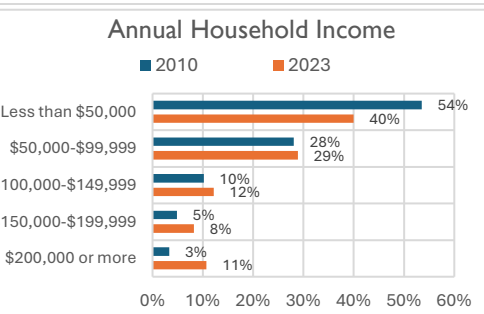
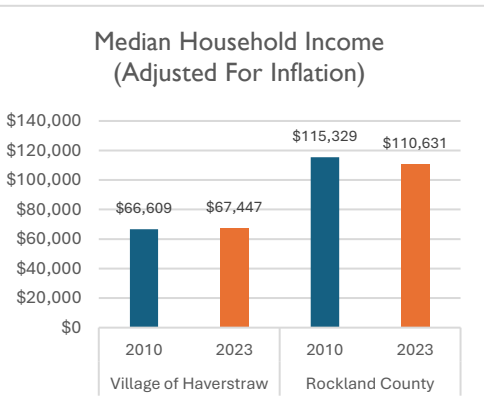


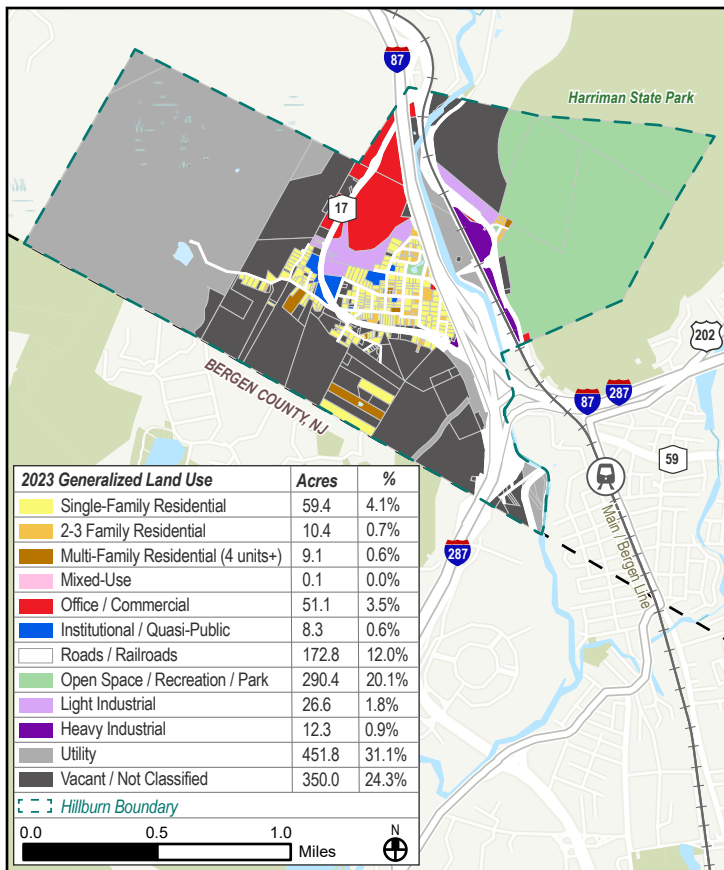
Village of Haverstraw

Income & Housing	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Income & Poverty						
Median Household Income	\$47,668	\$67,447			+19,779	+41.5%
Persons Below Poverty Line	2,115	2,056	18.6%	17.0%	-59	-2.8%
Household Income in the Past 12 Months						
Less than \$50,000	1,885	1,563	53.6%	40.0%	-322	-17.1%
\$50,000-\$99,999	989	1,131	28.1%	28.9%	+142	+14.4%
\$100,000-\$149,999	358	475	10.2%	12.1%	+117	+32.7%
\$150,000-\$199,999	171	322	4.9%	8.2%	+151	+88.3%
\$200,000 or more	117	419	3.3%	10.7%	+302	+258.1%
Housing						
Total Units	3,598	4,180	100.0%	100.0%	+582	+16.2%
Vacant Units	173	270	4.8%	6.5%	+97	+56.1%
Built Last 20 Years	1,124	712	30.0%	17.0%	-412	-36.7%
With no car ownership	923	1,005	26.2%	24.0%	+82	+8.9%
Overcrowded Housing	412	660	11.7%	16.9%	+248	+60.2%
Housing Vacancy Rates by Type						
Total	173	270	4.8%	6.5%	+97	+56.1%
Homeowner	18	19	0.5%	0.9%	+1	+5.6%
Renter	91	116	2.5%	5.8%	+25	+27.5%
On-The-Market	109	135	3.0%	3.2%	+26	+23.9%
Seasonal/Occasional Use	19	15	0.5%	0.4%	-4	-21.1%
Housing Affordability						
Median Home Value	\$492,900	\$361,800			-131,100	-26.6%
Median Gross Rent	\$1,237	\$1,741			+504	+40.7%
Cost-Burdened Homeowners	34	982	56.7%	48.6%	+948	+2788.2%
Cost-Burdened Renters	551	1,110	81.5%	64.3%	+559	+101.5%
Median On-The-Market Home for Sale Price	\$500,000					
Annual Income to Afford Homes for Sale	\$125,000					
Affordability Gap to Own	-\$57,553					
Median On-The-Market Apartment for Rent	\$2,500					
Annual Income to Afford Rentals on the	\$100,000					
Affordability Gap to Rent	-\$32,553					

Commutation	Locations		% of Total	
	2010	2022	2010	2022
Top 5 Employment Locations Where Local Residents Travel for Work				
1	New York City, NY	New York City, NY	19.6%	18.6%
2	New City CDP, NY	Congers CDP, NY	5.0%	5.6%
3	Nanuet CDP, NY	Haverstraw village, NY	4.8%	5.3%
4	Haverstraw village, NY	New City CDP, NY	3.8%	5.2%
5	Congers CDP, NY	Nanuet CDP, NY	3.8%	3.6%
Top 5 Home Locations Where Local Workers Live				
1	Stony Point CDP, NY	Haverstraw village, NY	16.5%	21.3%
2	Haverstraw village, NY	West Haverstraw village, NY	15.0%	9.6%
3	West Haverstraw village, NY	Stony Point CDP, NY	10.4%	7.1%
4	Thiells CDP, NY	Spring Valley village, NY	6.3%	4.7%
5	New City CDP, NY	New City CDP, NY	4.9%	3.7%

Top Languages Spoken at Home	Languages		% of Total	
	2010	2023	2010	2023
1	Spanish/Related	Spanish/Related	54.1%	52.6%
2	English	English	34.7%	37.9%
3	French/Related	French/Related	4.4%	5.8%
4	Arabic	Other Asian/Pacific	1.6%	1.7%
5	Other Asian/Pacific	Russian/Slavic	1.3%	0.5%





Hillburn - 2023 Generalized Land Use

Sources: BFJ Planning, Rockland County Planning Department

Village of Hillburn

Hillburn grew by 23% to 1,170 between 2010 and 2023; largely due to increases in the Hispanic segment of the population. The median age decreased to 34, just below the County median of 35.1. Almost all of the Village's 387 children attend public school. 16 % of residents speak English less than very well. Spanish (30.6%), Russian/Slavic (4.2%), and Other Indo-European (3.8%) languages other than English spoken at home.

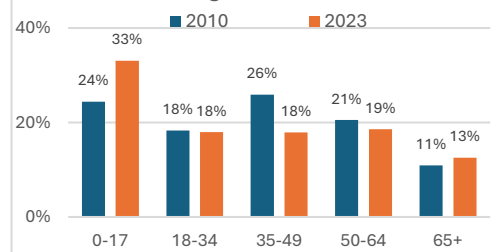
The median income in Hillburn was \$81,400 in 2023, \$30,000 less than the County median. 7.4% of residents live below the poverty line. Housing is roughly split between owner and renter units, with 60 rental units having come online since 2010. Most households have access to a vehicle. 64% of renters and 40% of owners pay more than is considered affordable for housing.

June 2025 home listings report median asking prices of \$500,000 for sales and \$2,800 for rentals. To afford the units on the market, a household would require \$125,000 to buy or \$112,000 to rent—more than \$40,000-\$45,000 above that of the majority of resident households.

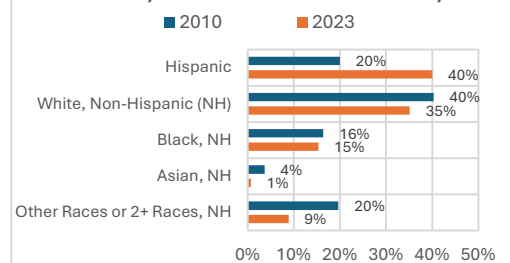
Demographics

	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Population						
Total Population	951	1,170	100.0%	100.0%	+219	+23.0%
In Households	951	1,163	100.0%	99.4%	+212	+22.3%
In Group Quarters	0	7	0.0%	0.6%	+7	N/A
Age						
0-17	232	387	24.4%	33.1%	+155	+66.8%
18-34	174	210	18.3%	17.9%	+36	+20.7%
35-49	246	209	25.9%	17.9%	-37	-15.0%
50-64	195	217	20.5%	18.5%	+22	+11.3%
65+	104	147	10.9%	12.6%	+43	+41.3%
Median Age	40.1	34.0			-6.1	-15.2%
Race & Ethnicity						
Hispanic	190	468	20.0%	40.0%	+278	+146.3%
White, Non-Hispanic (NH)	383	411	40.3%	35.1%	+28	+7.3%
Black, NH	156	179	16.4%	15.3%	+23	+14.7%
Asian, NH	35	8	3.7%	0.7%	-27	-77.1%
Other Races or 2+ Races, NH	187	104	19.7%	8.9%	-83	-44.4%
Language Spoken at Home Among Population Aged 5+						
Residents Speak Only English	690	611	74.4%	58.3%	-79	-11.4%
Speak English Very Well	105	269	11.3%	25.7%	+164	+156.2%
Speak English Less than Very Well	133	168	14.3%	16.0%	+35	+26.3%
Educational Attainment Among Population Aged 25+						
Less than High School	62	80	9.7%	11.5%	+18	+29.0%
High School Graduate	164	228	25.7%	32.8%	+64	+39.0%
Some College	278	193	43.6%	27.8%	-85	-30.6%
College Degree	79	134	12.4%	19.3%	+55	+69.6%
Graduate or Professional Degree	54	60	8.5%	8.6%	+6	+11.1%
Enrollment in Grades K-12 (based on Household Surveys)						
Total Enrollment	205	257	100.0%	100.0%	+52	+25.4%
Public School Enrollment	198	237	96.6%	92.2%	+39	+19.7%
Private School Enrollment	7	20	3.4%	7.8%	+13	+185.7%
Labor Force Among Population 16+						
Total Labor Force	609	538	76.8%	65.0%	-71	-11.7%
Employed	562	476	92.3%	88.5%	-86	-15.3%
Unemployed	47	62	7.7%	11.5%	+15	+31.9%
Households						
Average Household Size by Tenure						
Total	2.93	3.04			+0.11	+3.8%
Homeowners	2.78	2.75			-0.03	-1.1%
Renters	3.18	3.36			+0.18	+5.7%
Tenure						
Owner-Occupied	205	203	63.1%	53.0%	-2	-1.0%
Renter-Occupied	120	180	36.9%	47.0%	+60	+50.0%

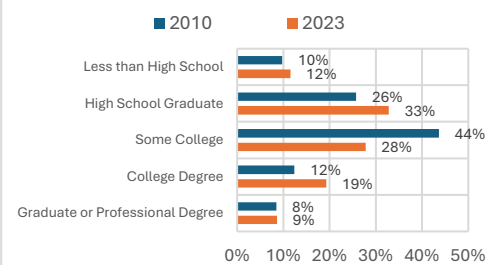
Age Distribution



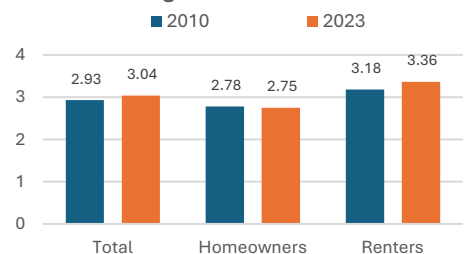
Mutually Exclusive Race & Ethnicity



Educational Attainment

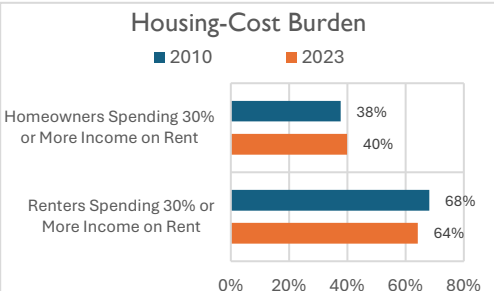
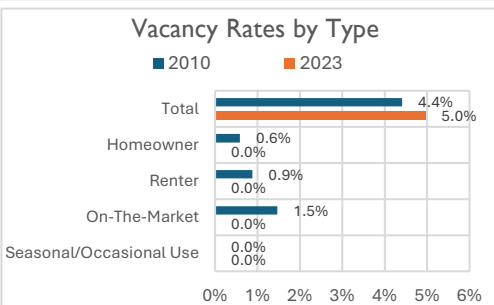
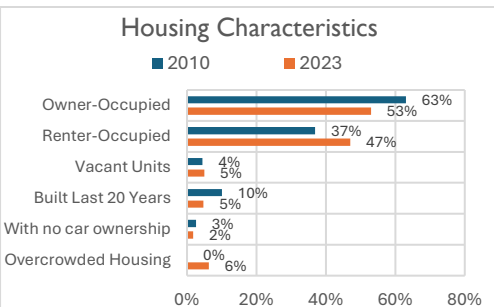
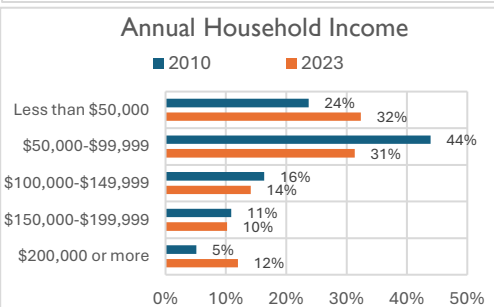
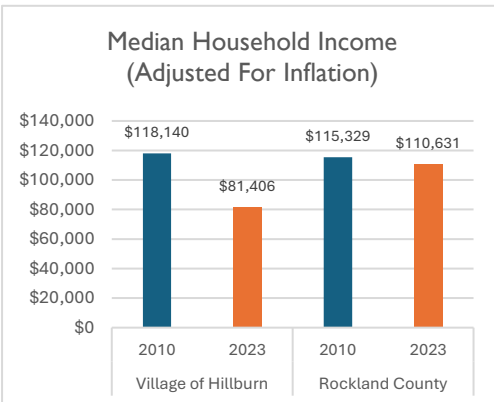


Average Household Size



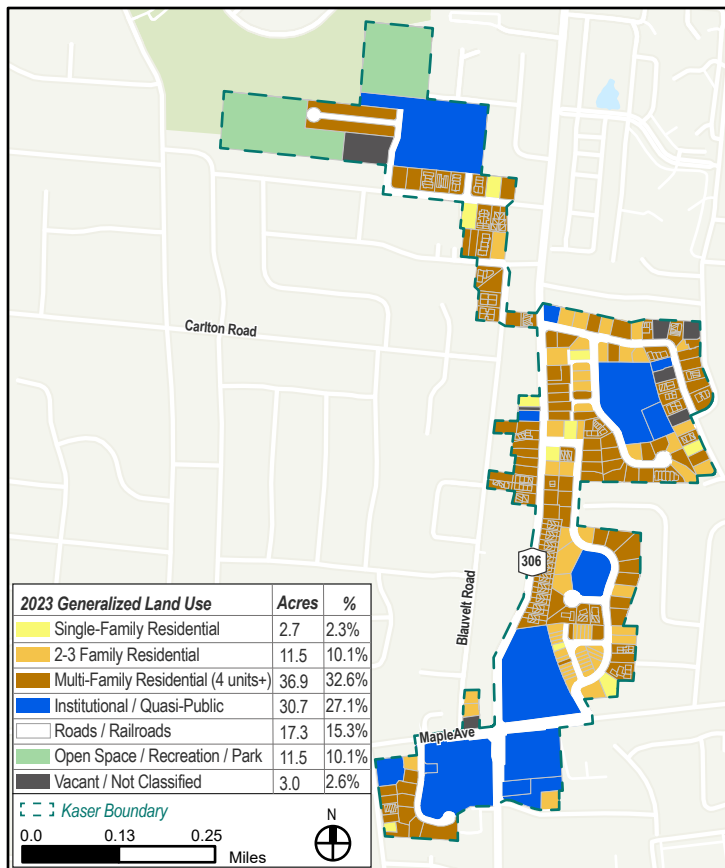
Village of Hillburn

Income & Housing	Count		% of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Income & Poverty						
Median Household Income	\$84,545	\$81,406			-3,139	-3.7%
Persons Below Poverty Line	17	86	1.8%	7.4%	+69	+405.9
Household Income in the Past 12 Months						
Less than \$50,000	74	124	23.7%	32.4%	+50	+67.6%
\$50,000-\$99,999	137	120	43.9%	31.3%	-17	-12.4%
\$100,000-\$149,999	51	54	16.3%	14.1%	+3	+5.9%
\$150,000-\$199,999	34	39	10.9%	10.2%	+5	+14.7%
\$200,000 or more	16	46	5.1%	12.0%	+30	+187.5
Housing						
Total Units	340	403	100.0%	100.0%	+63	+18.5%
Vacant Units	15	20	4.4%	5.0%	+5	+33.3%
Built Last 20 Years	33	19	10.0%	4.7%	-14	-42.4%
With no car ownership	8	7	2.6%	1.7%	-1	-12.5%
Overcrowded Housing	0	24	0.0%	6.3%	+24	N/A
Housing Vacancy Rates by Type						
Total	15	20	4.4%	5.0%	+5	+33.3%
Homeowner	2	-	0.6%	0.0%	-2	-100.0%
Renter	3	-	0.9%	0.0%	-3	-100.0%
On-The-Market	5	-	1.5%	0.0%	-5	-100.0%
Seasonal/Occasional Use	-	-	0.0%	0.0%	+0	0.0%
Housing Affordability						
Median Home Value	\$668,300	\$467,600			-200,700	-30.0%
Median Gross Rent	\$1,721	\$2,109			+388	+22.5%
Cost-Burdened Homeowners	448	81	37.7%	39.9%	-367	-81.9%
Cost-Burdened Renters	158	95	68.1%	64.2%	-63	-39.9%
Median On-The-Market Home for Sale Price		\$500,000				
Annual Income to Afford Homes for Sale		\$125,000				
Affordability Gap to Own		-\$43,594				
Median On-The-Market Apartment for Rent		\$2,800				
Annual Income to Afford Rentals on the		\$112,000				
Affordability Gap to Rent		-\$30,594				



Commutation	Locations		% of Total	
	2010	2022	2010	2022
Top 5 Employment Locations Where Local Residents Travel for Work				
1	New York City, NY	New York City, NY	16.6%	15.9%
2	Chestnut Ridge village, NY	Hillburn village, NY	5.9%	4.2%
3	Airmont village, NY	Airmont village, NY	4.9%	3.4%
4	Suffern village, NY	Spring Valley village, NY	3.9%	3.4%
5	Ramsey borough, NJ	Suffern village, NY	3.5%	3.2%
Top 5 Home Locations Where Local Workers Live				
1	New York City, NY	New York City, NY	8.3%	6.3%
2	Suffern village, NY	Suffern village, NY	5.6%	5.8%
3	Airmont village, NY	Sloatsburg village, NY	4.7%	5.0%
4	Sloatsburg village, NY	Airmont village, NY	4.1%	3.9%
5	Montebello village, NY	Spring Valley village, NY	3.3%	3.8%

Top Languages Spoken at Home	Languages		% of Total	
	2010	2023	2010	2023
1	English	English	74.4%	58.3%
2	Spanish/Related	Spanish/Related	13.7%	30.6%
3	French/Related	Russian/Slavic	6.1%	4.2%
4	Russian/Slavic	Other Indo-Euro	3.7%	3.8%
5	Other Indo-Euro	French/Related	1.3%	0.9%



Kaser - 2023 Generalized Land Use

Sources: BFJ Planning, Rockland County Planning Department

Village of Kaser

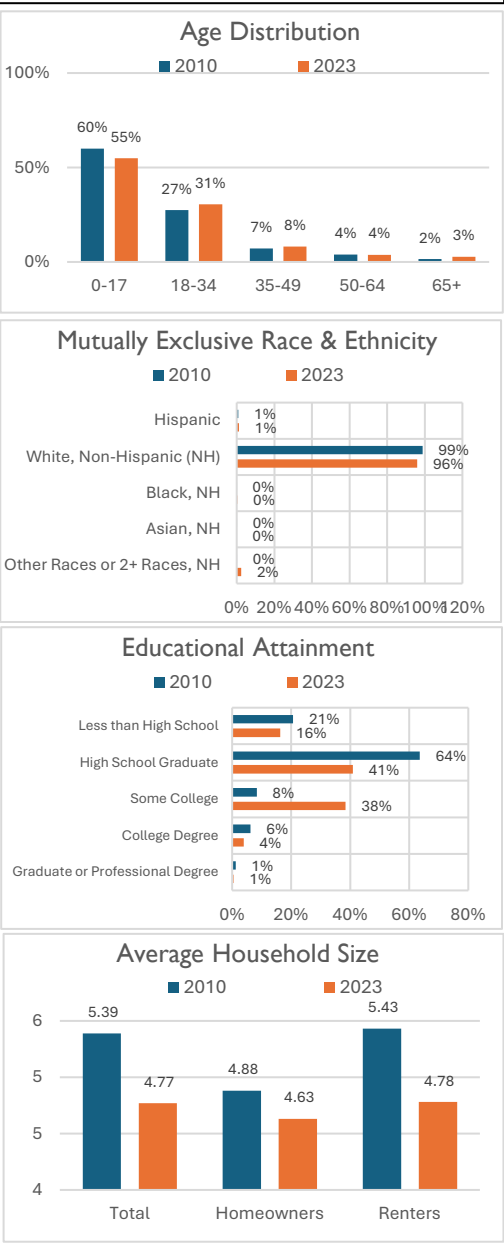
Kaser’s population has increased by almost 18% or 844 people between 2010 and 2023, with increases in all age cohorts 18 and over. While the median age in the Village increased from 12.9 to 15.9 in those years, it remains 20 years below the County median. Almost all children attend private schools.

Almost entirely White, Non-Hispanic, 91.5% of households speak Yiddish (German/Related in Census terms) at home and two thirds of residents speak English less than very well. The greatest share (40%) of adult residents are high school graduates, while a slightly lesser number have attended some college, but only 4% have a college degree of any level.

Median income in Kaser is only \$28,295 in 2023—roughly one third that of the County. 61% of persons are in poverty. Three out of 4 owners and 68 percent of renters pay more than considered affordable for housing. More than half of households have no access to a vehicle. More than 1 in 4 housing units are considered overcrowded.

Only 5% of housing is owner-occupied. As of June 2025, the median listing price for family homes in the Village of Kaser was \$700,000, which would require an income 4.5 times the current village median to be affordable.

Demographics	Historic					
	Count		% of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Population						
Total Population	4,724	5,568	100.0%	100.0%	+844	+17.9%
In Households	4,724	5,566	100.0%	100.0%	+842	+17.8%
In Group Quarters	0	2	0.0%	0.0%	+2	N/A
Age						
0-17	2,834	3,056	60.0%	54.9%	+222	+7.8%
18-34	1,297	1,701	27.5%	30.5%	+404	+31.1%
35-49	334	453	7.1%	8.1%	+119	+35.6%
50-64	188	209	4.0%	3.8%	+21	+11.2%
65+	71	149	1.5%	2.7%	+78	+109.9%
Median Age	12.9	15.9			+3.0	+23.3%
Race & Ethnicity						
Hispanic	42	69	0.9%	1.2%	+27	+64.3%
White, Non-Hispanic (NH)	4,669	5,346	98.8%	96.0%	+677	+14.5%
Black, NH	1	21	0.0%	0.4%	+20	+2000.0%
Asian, NH	3	0	0.1%	0.0%	-3	-100.0%
Other Races or 2+ Races, NH	9	132	0.2%	2.4%	+123	+1366.7%
Language Spoken at Home Among Population Aged 5+						
Residents Speak Only English	131	287	4.0%	6.9%	+156	+119.1%
Speak English Very Well	1,028	1,121	31.4%	26.8%	+93	+9.0%
Speak English Less than Very Well	2,114	2,778	64.6%	66.4%	+664	+31.4%
Educational Attainment Among Population Aged 25+						
Less than High School	258	259	20.7%	16.3%	+1	+0.4%
High School Graduate	794	650	63.6%	40.9%	-144	-18.1%
Some College	104	610	8.3%	38.4%	+506	+486.5%
College Degree	78	62	6.2%	3.9%	-16	-20.5%
Graduate or Professional Degree	15	8	1.2%	0.5%	-7	-46.7%
Enrollment in Grades K-12 (based on Household Surveys)						
Total Enrollment	1,709	1,693	100.0%	100.0%	-16	-0.9%
Public School Enrollment	42	60	2.5%	3.5%	+18	+42.9%
Private School Enrollment	1,667	1,633	97.5%	96.5%	-34	-2.0%
Labor Force Among Population 16+						
Total Labor Force	950	1,522	52.8%	55.0%	+572	+60.2%
Employed	932	1,413	98.1%	92.8%	+481	+51.6%
Unemployed	18	109	1.9%	7.2%	+91	+505.6%
Households						
Average Household Size by Tenure						
Total	5.39	4.77			-0.62	-11.5%
Homeowners	4.88	4.63			-0.25	-5.1%
Renters	5.43	4.78			-0.65	-12.0%
Tenure						
Owner-Occupied	66	73	7.5%	6.3%	+7	+10.6%
Renter-Occupied	810	1,094	92.5%	93.7%	+284	+35.1%



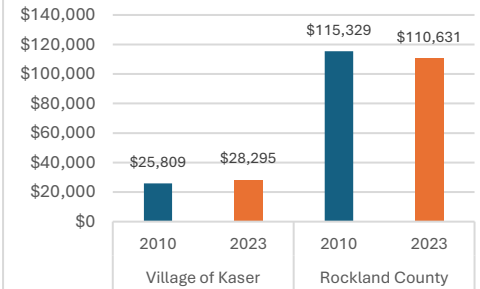
Village of Kaser

Income & Housing	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Income & Poverty						
Median Household Income	\$18,470	\$28,295			+9,825	+53.2%
Persons Below Poverty Line	2,829	3,412	63.8%	61.3%	+583	+20.6%
Household Income in the Past 12 Months						
Less than \$50,000	661	908	83.2%	77.8%	+247	+37.4%
\$50,000-\$99,999	95	148	12.0%	12.7%	+53	+55.8%
\$100,000-\$149,999	21	51	2.6%	4.4%	+30	+142.9
\$150,000-\$199,999			1.0%	3.9%	+37	+462.5
\$200,000 or more			1.1%	1.3%	+6	+66.7%
Housing						
Total Units	929	1,202	100.0%	100.0%	+273	+29.4%
Vacant Units	53	35	5.7%	2.9%	-18	-34.0%
Built Last 20 Years	656	491	76.1%	40.8%	-165	-25.2%
With no car ownership	479	678	60.3%	56.4%	+199	+41.5%
Overcrowded Housing	391	313	49.2%	26.8%	-78	-19.9%
Housing Vacancy Rates by Type						
Total	53	35	5.7%	2.9%	-18	-34.0%
Homeowner	-	-	0.0%	0.0%	+0	0.0%
Renter	35	-	3.8%	0.0%	-35	-100.0%
On-The-Market	35	-	3.8%	0.0%	-35	-100.0%
Seasonal/Occasional Use	10	-	1.1%	0.0%	-10	-100.0%
Housing Affordability						
Median Home Value	\$495,400	\$831,000			+335,60	+67.7%
Median Gross Rent	\$1,106	\$1,219			+113	+10.2%
Cost-Burdened Homeowners	521	54	39.6%	74.0%	-467	-89.6%
Cost-Burdened Renters	10	719	32.3%	66.8%	+709	+7090.0
Median On-The-Market Home for Sale Price		\$700,000				
Annual Income to Afford Homes for Sale		\$175,000				
Affordability Gap to Own		-\$146,705				
Median On-The-Market Apartment for Rent		N/A				
Annual Income to Afford Rentals on the		N/A				
Affordability Gap to Rent		N/A				

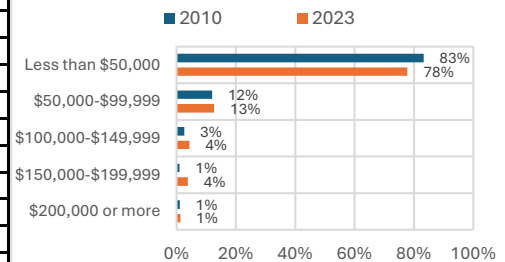
Commutation	Locations		% of Total	
	2010	2022	2010	2022
Top 5 Employment Locations Where Local Residents Travel for Work				
1	New York City, NY	New York City, NY	23.5%	22.2%
2	Monsey CDP, NY	Monsey CDP, NY	15.6%	15.3%
3	Spring Valley village, NY	Spring Valley village, NY	9.7%	9.7%
4	Chestnut Ridge village, NY	Viola CDP, NY	2.6%	6.7%
5	Viola CDP, NY	Kiryas Joel village, NY	2.1%	4.1%
Top 5 Home Locations Where Local Workers Live				
1	Spring Valley village, NY	Monsey CDP, NY	20.6%	34.6%
2	Monsey CDP, NY	Spring Valley village, NY	14.4%	11.8%
3	Hillcrest CDP, NY	Kaser village, NY	9.5%	6.9%
4	New York City, NY	New York City, NY	6.7%	6.9%
5	Nanuet CDP, NY	Airmont village, NY	5.6%	3.6%

Top Languages Spoken at Home	Languages		% of Total	
	2010	2023	2010	2023
1	German/Related	German/Related	92.7%	91.5%
2	English	English	4.0%	6.9%
3	Other/Unspecified	Other/Unspecified	3.2%	1.6%
4	Russian/Slavic	Other Indo-Euro	0.1%	0.1%
5	Spanish/Related	Spanish/Related	0.0%	0.0%

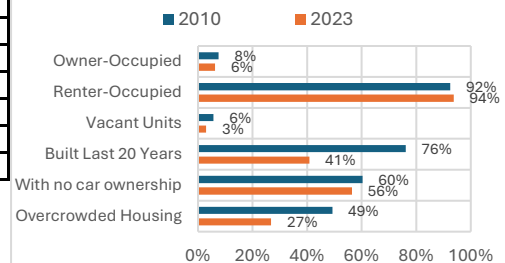
Median Household Income
(Adjusted For Inflation)



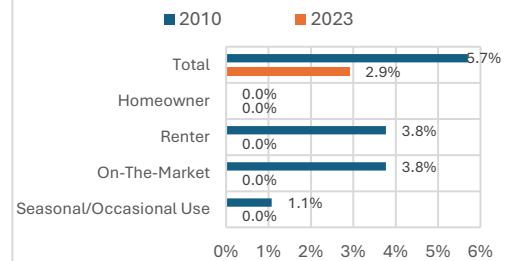
Annual Household Income



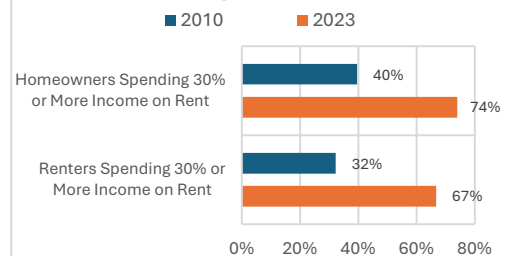
Housing Characteristics

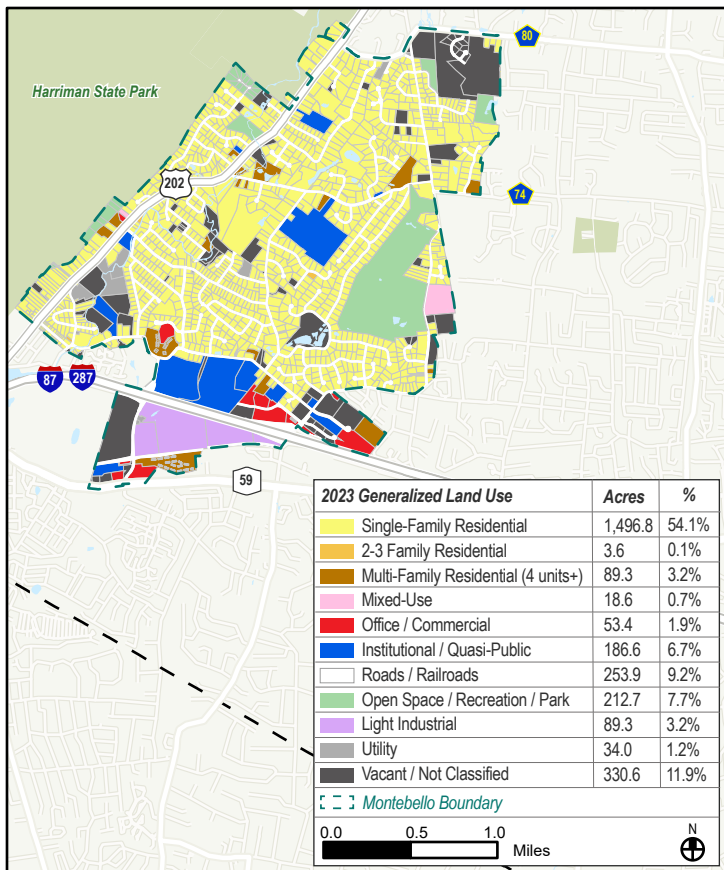


Vacancy Rates by Type



Housing-Cost Burden





Montebello - 2023 Generalized Land Use

Sources: BFJ Planning, Rockland County Planning Department

Village of Montebello

The population of Montebello changed very little between 2010 and 2023; it increased by only 2.7% entirely from growth in the Asian, Non-Hispanic segment of the population. The new residents were largely young families as growth in the 0-17 and 18-34 age cohorts were most significant; the median age decreased from 43.7 to 36.6. In 2010, 98% of Montebello's children attended public schools; by 2023, that percentage had decreased to only 60%.

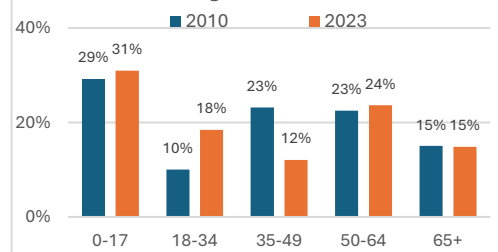
Homeowners make up 81% of households, while 19% are renters. The median household income in Montebello was \$150,882 in 2023, as expected of a population for which more than 80% have at least some college and 3 out of 5 have a college or graduate degree. However, more than 1 in 10 residents are below the poverty line. Further, 41.2% of homeowners and 60.7% of renters are cost-burdened.

June 2025 real estate listings show a median asking sales price of \$950,000 and monthly rent of \$2100. While rents are relatively affordable for the majority of residents, to buy a new home, a household would require an annual income of at least \$237,500.

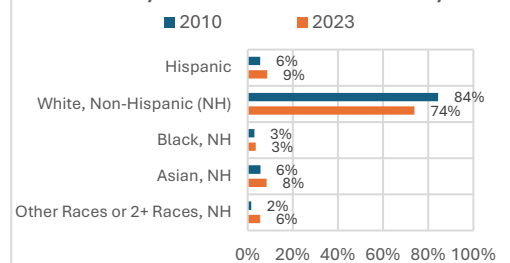
Demographics

	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Population						
Total Population	4,526	4,649	100.0%	100.0%	+123	+2.7%
In Households	4,502	4,608	99.5%	99.1%	+106	+2.4%
In Group Quarters	24	41	0.5%	0.9%	+17	+70.8%
Age						
0-17	1,323	1,441	29.2%	31.0%	+118	+8.9%
18-34	455	857	10.1%	18.4%	+402	+88.4%
35-49	1,049	561	23.2%	12.1%	-488	-46.5%
50-64	1,019	1,101	22.5%	23.7%	+82	+8.0%
65+	680	689	15.0%	14.8%	+9	+1.3%
Median Age	43.7	36.6			-7.1	-16.2%
Race & Ethnicity						
Hispanic	251	405	5.5%	8.7%	+154	+61.4%
White, Non-Hispanic (NH)	3,818	3,434	84.4%	73.9%	-384	-10.1%
Black, NH	134	162	3.0%	3.5%	+28	+20.9%
Asian, NH	255	391	5.6%	8.4%	+136	+53.3%
Other Races or 2+ Races, NH	68	257	1.5%	5.5%	+189	+277.9%
Language Spoken at Home Among Population Aged 5+						
Residents Speak Only English	3,491	3,246	84.0%	73.4%	-245	-7.0%
Speak English Very Well	587	843	14.1%	19.1%	+256	+43.6%
Speak English Less than Very Well	76	333	1.8%	7.5%	+257	+338.2%
Educational Attainment Among Population Aged 25+						
Less than High School	158	227	5.7%	8.4%	+69	+43.7%
High School Graduate	407	271	14.8%	10.0%	-136	-33.4%
Some College	557	555	20.2%	20.6%	-2	-0.4%
College Degree	660	842	23.9%	31.2%	+182	+27.6%
Graduate or Professional Degree	974	805	35.3%	29.8%	-169	-17.4%
Enrollment in Grades K-12 (based on Household Surveys)						
Total Enrollment	1,080	1,290	100.0%	100.0%	+210	+19.4%
Public School Enrollment	1,060	771	98.1%	59.8%	-289	-27.3%
Private School Enrollment	20	519	1.9%	40.2%	+499	+2495.0%
Labor Force Among Population 16+						
Total Labor Force	2,161	2,221	64.2%	64.2%	+60	+2.8%
Employed	2,049	2,064	94.8%	92.9%	+15	+0.7%
Unemployed	112	145	5.2%	6.5%	+33	+29.5%
Households						
Average Household Size by Tenure						
Total	3.00	2.99			-0.01	-0.3%
Homeowners	3.21	3.07			-0.14	-4.4%
Renters	1.72	2.64			+0.92	+53.5%
Tenure						
Owner-Occupied	1,288	1,252	85.9%	81.2%	-36	-2.8%
Renter-Occupied	211	290	14.1%	18.8%	+79	+37.4%

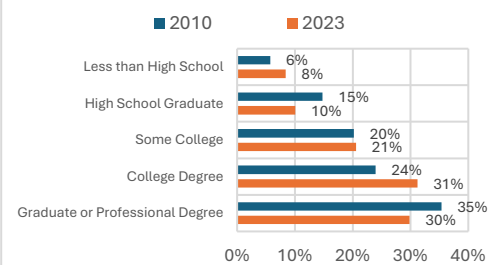
Age Distribution



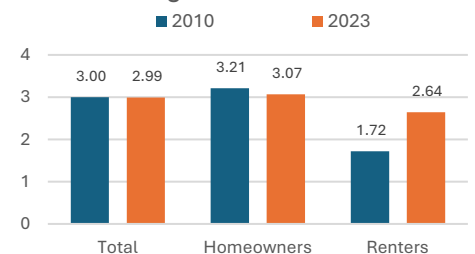
Mutually Exclusive Race & Ethnicity



Educational Attainment

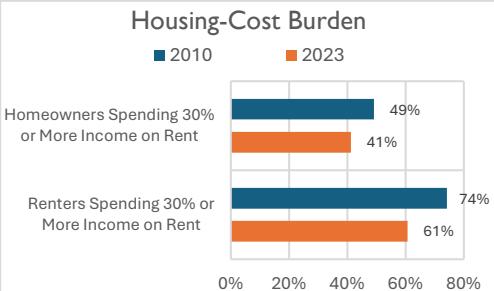
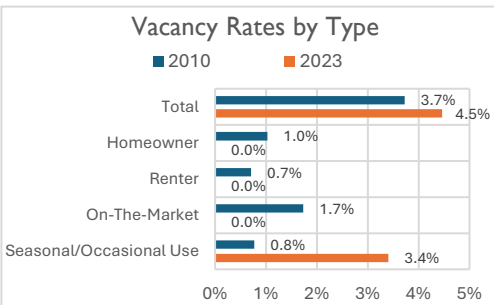
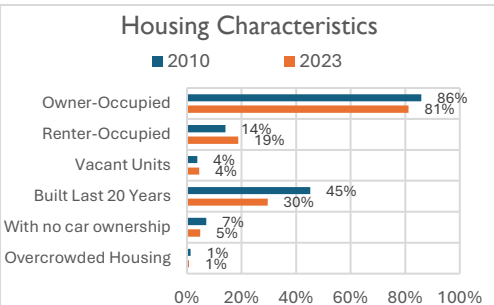
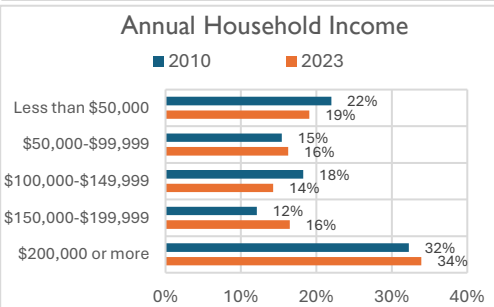
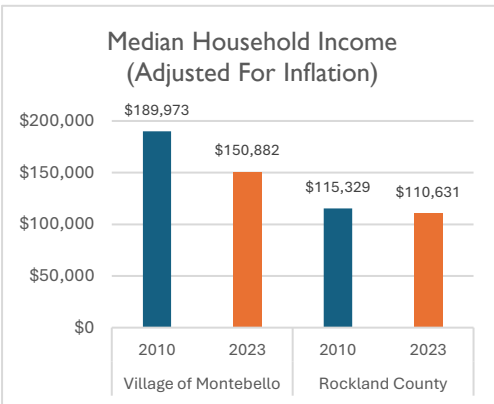


Average Household Size



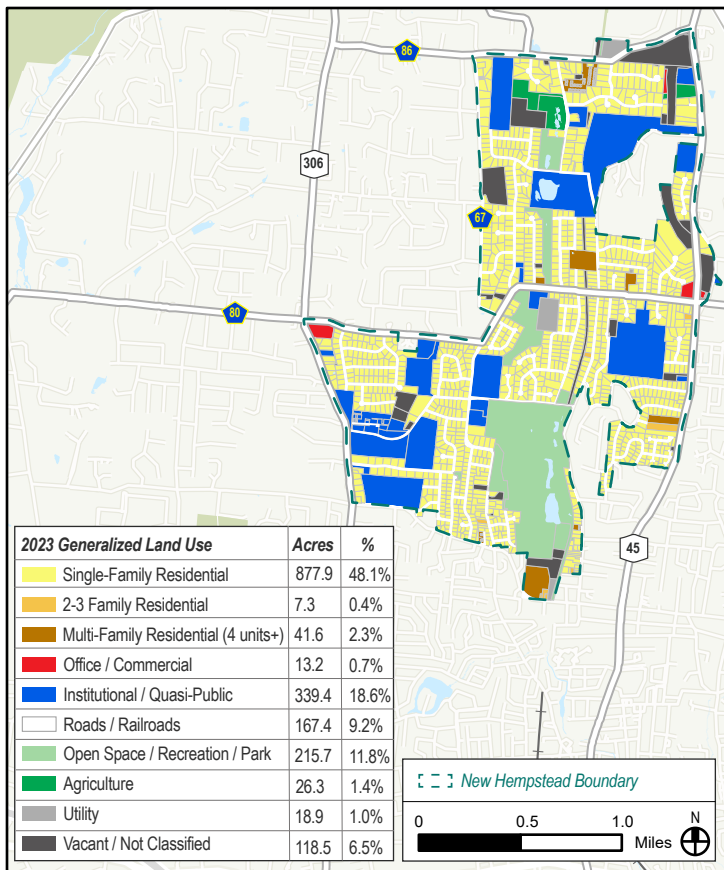
Village of Montebello

Income & Housing	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Income & Poverty						
Median Household Income	\$135,952	\$150,882			+14,930	+11.0%
Persons Below Poverty Line	98	533	2.3%	11.5%	+435	+443.9
Household Income in the Past 12 Months						
Less than \$50,000	312	294	22.0%	19.1%	-18	-5.8%
\$50,000-\$99,999	219	251	15.4%	16.3%	+32	+14.6%
\$100,000-\$149,999	259	220	18.2%	14.3%	-39	-15.1%
\$150,000-\$199,999	172	254	12.1%	16.5%	+82	+47.7%
\$200,000 or more	458	523	32.3%	33.9%	+65	+14.2%
Housing						
Total Units	1,557	1,614	100.0%	100.0%	+57	+3.7%
Vacant Units	58	72	3.7%	4.5%	+14	+24.1%
Built Last 20 Years	683	477	45.2%	29.6%	-206	-30.2%
With no car ownership	100	78	7.0%	4.8%	-22	-22.0%
Overcrowded Housing	19	12	1.3%	0.8%	-7	-36.8%
Housing Vacancy Rates by Type						
Total	58	72	3.7%	4.5%	+14	+24.1%
Homeowner	16	-	1.0%	0.0%	-16	-100.0%
Renter	11	-	0.7%	0.0%	-11	-100.0%
On-The-Market	27	-	1.7%	0.0%	-27	-100.0%
Seasonal/Occasional Use	12	55	0.8%	3.4%	+43	+358.3
Housing Affordability						
Median Home Value	\$500,000	\$714,600			+214,60	+42.9%
Median Gross Rent	\$1,197	\$1,884			+687	+57.4%
Cost-Burdened Homeowners	708	503	74.1%	41.2%	-205	-28.9%
Cost-Burdened Renters	86	162	49.1%	60.7%	+76	+88.4%
Median On-The-Market Home for Sale Price		\$950,000				
Annual Income to Afford Homes for Sale		\$237,500				
Affordability Gap to Own		-\$86,618				
Median On-The-Market Apartment for Rent		\$2,100				
Annual Income to Afford Rentals on the		\$84,000				
Affordability Gap to Rent		+\$66,882				



Commutation	Locations		% of Total	
	2010	2022	2010	2022
Top 5 Employment Locations Where Local Residents Travel for Work				
1	New York City, NY	New York City, NY	17.1%	19.8%
2	Montebello village, NY	Spring Valley village, NY	5.3%	4.7%
3	Airmont village, NY	Viola CDP, NY	4.8%	4.5%
4	New City CDP, NY	Airmont village, NY	4.0%	3.5%
5	Suffern village, NY	Monsey CDP, NY	2.7%	2.7%
Top 5 Home Locations Where Local Workers Live				
1	New York City, NY	New York City, NY	10.1%	12.7%
2	Suffern village, NY	Spring Valley village, NY	3.4%	4.0%
3	Airmont village, NY	Monsey CDP, NY	2.9%	2.9%
4	New City CDP, NY	Suffern village, NY	2.8%	2.7%
5	Viola CDP, NY	Chestnut Ridge village, NY	2.2%	2.1%

Top Languages Spoken at Home	Languages		% of Total	
	2010	2023	2010	2023
1	English	English	84.0%	73.4%
2	Spanish/Related	German/Related	7.2%	5.1%
3	Other Indo-Euro	Spanish/Related	6.2%	3.9%
4	Chinese/Related	Korean	0.9%	3.9%
5	German/Related	Tagalog/Related	0.8%	3.9%



New Hempstead - 2023 Generalized Land Use

Sources: BFJ Planning, Rockland County Planning Department

Village of New Hempstead

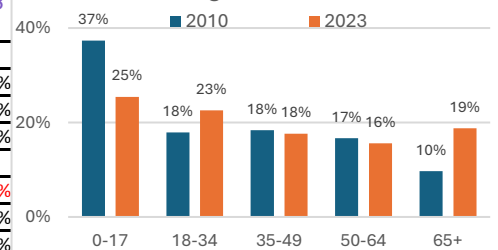
New Hempstead grew by a net of only 300 residents between 2010 and 2023; however, there were significant demographic changes as the White and Black Non-Hispanic segments of the population decreased and those who identify as Hispanic or Other/2 + Races increased. The 0-17 age cohort decreased by more than 500 persons, but the number of those attending public schools changed very little (–12).

While the average household size did decrease from 4.03 to 3.71 across all households, the average size of rental households increased to 5.71; yet no overcrowding was reported. The number of housing units in the Village increased by more than 270, but the number of rental households has almost halved, going from 104 in 2010 to 48 in 2023. During this time period, the number of units vacant for seasonal use increased from 3 to 65—indicating that more than half of all rental housing was shifted to the short-term market. This is reflected in average resident rents which doubled to \$2400. As of June 2025, there were no rental units on the market. Homes for sale have a median asking price of \$950,000, affordable to less than half of the Village of New Hempstead’s population, who report a median income of \$131,000.

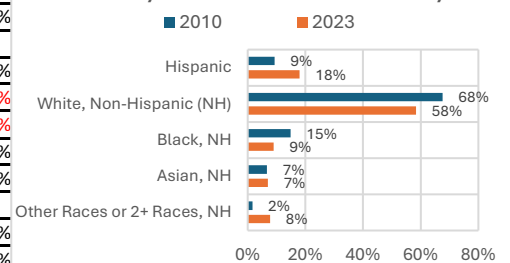
Demographics

	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Population						
Total Population	5,132	5,431	100.0%	100.0%	+299	+5.8%
In Households	5,094	5,353	99.3%	98.6%	+259	+5.1%
In Group Quarters	38	78	0.7%	1.4%	+40	+105.3%
Age						
0-17	1,917	1,381	37.4%	25.4%	-536	-28.0%
18-34	919	1,224	17.9%	22.5%	+305	+33.2%
35-49	944	957	18.4%	17.6%	+13	+1.4%
50-64	856	848	16.7%	15.6%	-8	-0.9%
65+	496	1,021	9.7%	18.8%	+525	+105.8%
Median Age	29.4	37.3			+7.9	+26.9%
Race & Ethnicity						
Hispanic	478	975	9.3%	18.0%	+497	+104.0%
White, Non-Hispanic (NH)	3,466	3,168	67.5%	58.3%	-298	-8.6%
Black, NH	761	488	14.8%	9.0%	-273	-35.9%
Asian, NH	344	379	6.7%	7.0%	+35	+10.2%
Other Races or 2+ Races, NH	83	421	1.6%	7.8%	+338	+407.2%
Language Spoken at Home Among Population Aged 5+						
Residents Speak Only English	3,003	3,575	66.9%	69.4%	+572	+19.0%
Speak English Very Well	1,099	1,248	24.5%	24.2%	+149	+13.6%
Speak English Less than Very Well	390	331	8.7%	6.4%	-59	-15.1%
Educational Attainment Among Population Aged 25+						
Less than High School	237	297	7.8%	8.7%	+60	+25.3%
High School Graduate	456	698	15.1%	20.4%	+242	+53.1%
Some College	782	599	25.9%	17.5%	-183	-23.4%
College Degree	761	1,035	25.2%	30.2%	+274	+36.0%
Graduate or Professional Degree	786	794	26.0%	23.2%	+8	+1.0%
Enrollment in Grades K-12 (based on Household Surveys)						
Total Enrollment	1,207	1,015	100.0%	100.0%	-192	-15.9%
Public School Enrollment	294	282	24.4%	27.8%	-12	-4.1%
Private School Enrollment	913	733	75.6%	72.2%	-180	-19.7%
Labor Force Among Population 16+						
Total Labor Force	2,300	2,524	100.0%	100.0%	224	9.7%
Employed	2,188	2,370	95.1%	93.9%	182	8.3%
Unemployed	112	133	4.9%	5.3%	21	18.8%
Households						
Average Household Size by Tenure						
Total	4.03	3.70			-0.33	-8.2%
Homeowners	4.03	3.63			-0.40	-9.9%
Renters	4.03	5.71			+1.68	+41.7%
Tenure						
Owner-Occupied	1,161	1,398	91.8%	96.7%	+237	+20.4%
Renter-Occupied	104	48	8.2%	3.3%	-56	-53.8%

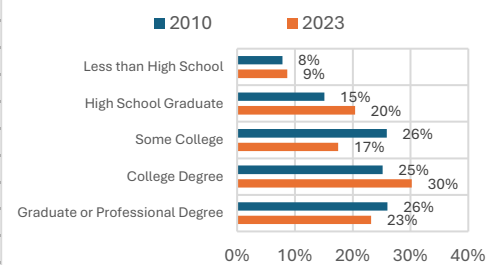
Age Distribution



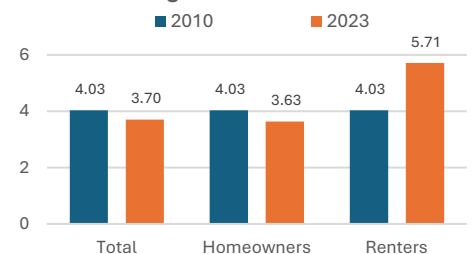
Mutually Exclusive Race & Ethnicity



Educational Attainment



Average Household Size

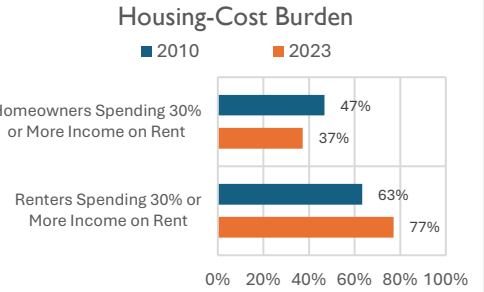
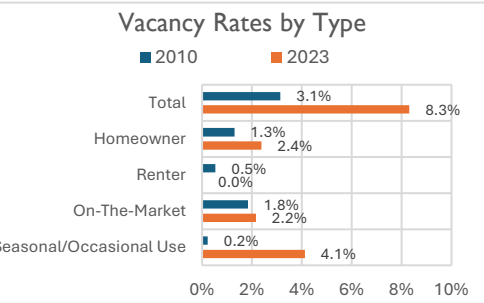
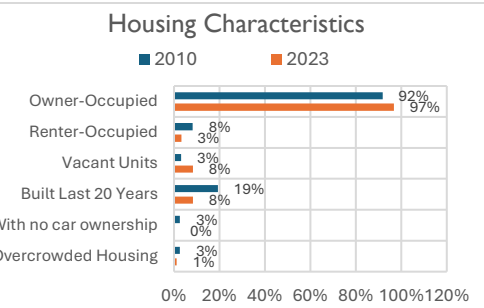
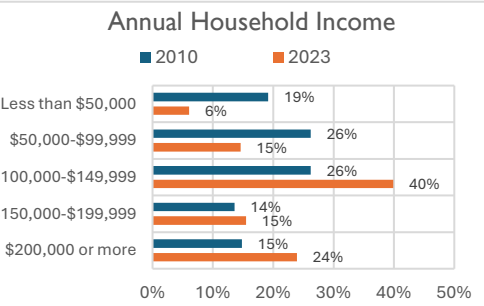
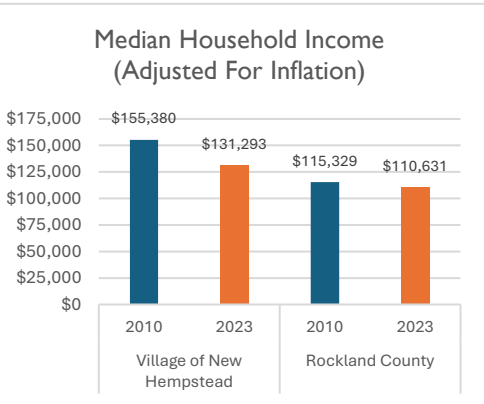


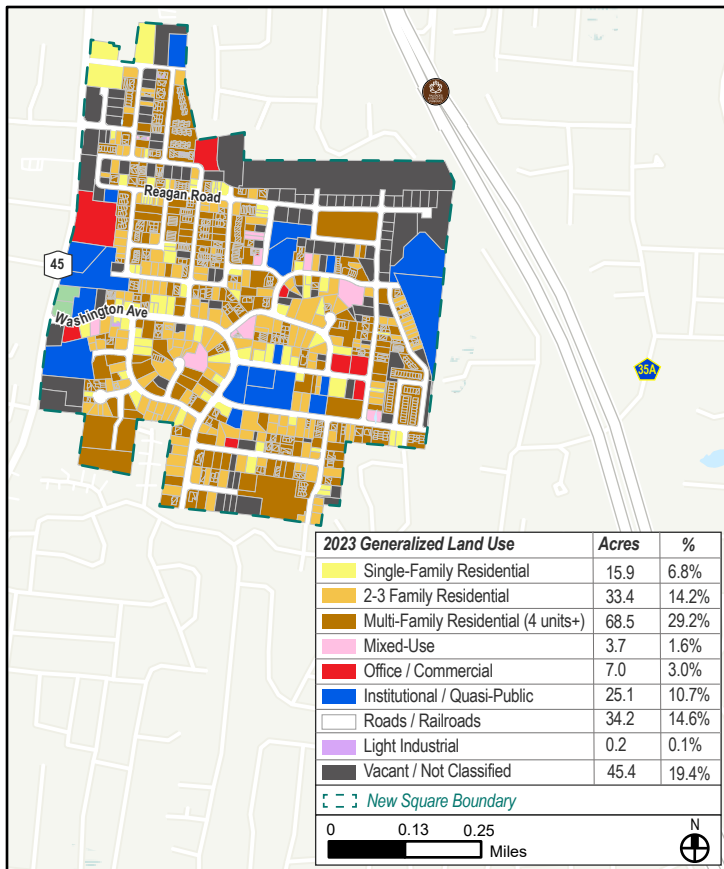
Village of New Hempstead

Income & Housing	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Income & Poverty						
Median Household Income	\$111,196	\$131,293			+20,097	+18.1%
Persons Below Poverty Line	92	148	1.8%	2.7%	+56	+60.9%
Household Income in the Past 12 Months						
Less than \$50,000	258	88	19.2%	6.1%	-170	-65.9%
\$50,000-\$99,999	353	211	26.2%	14.6%	-142	-40.2%
\$100,000-\$149,999	353	577	26.2%	39.9%	+224	+63.5%
\$150,000-\$199,999	183	224	13.6%	15.5%	+41	+22.4%
\$200,000 or more	199	346	14.8%	23.9%	+147	+73.9%
Housing						
Total Units	1,306	1,577	100.0%	100.0%	+271	+20.8%
Vacant Units	41	131	3.1%	8.3%	+90	+219.5
Built Last 20 Years	268	131	19.4%	8.3%	-137	-51.1%
With no car ownership	35	0	2.6%	0.0%	-35	-100.0%
Overcrowded Housing	35	17	2.6%	1.2%	-18	-51.4%
Housing Vacancy Rates by Type						
Total	41	131	3.1%	8.3%	+90	+219.5
Homeowner	17	34	1.3%	2.4%	+17	+100.0
Renter	7	-	0.5%	0.0%	-7	-100.0%
On-The-Market	24	34	1.8%	2.2%	+10	+41.7%
Seasonal/Occasional Use	3	65	0.2%	4.1%	+62	+2066.7
Housing Affordability						
Median Home Value	\$477,700	\$707,300			+229,60	+48.1%
Median Gross Rent	\$1,192	\$2,409			+1,217	+102.1
Cost-Burdened Homeowners	1,439	513	63.3%	37.3%	-1,402	-97.4%
Cost-Burdened Renters	509	37	46.8%	77.1%	+4	+0.8%
Median On-The-Market Home for Sale Price		\$950,000				
Annual Income to Afford Homes for Sale		\$237,500				
Affordability Gap to Own		-\$106,207				
Median On-The-Market Apartment for Rent		\$0				
Annual Income to Afford Rentals on the		\$0				
Affordability Gap to Rent		+\$131,29				

Commutation	Locations		% of Total	
	2010	2022	2010	2022
Top 5 Employment Locations Where Local Residents Travel for Work				
1	New York City, NY	New York City, NY	21.4%	19.3%
2	New City CDP, NY	Spring Valley village, NY	4.5%	6.9%
3	Nanuet CDP, NY	Monsey CDP, NY	3.6%	5.2%
4	Spring Valley village, NY	Viola CDP, NY	3.1%	3.8%
5	Chestnut Ridge village, NY	New Hempstead village, NY	2.8%	3.5%
Top 5 Home Locations Where Local Workers Live				
1	New York City, NY	Haverstraw village, NY	11.4%	8.2%
2	New City CDP, NY	New York City, NY	5.6%	7.9%
3	Spring Valley village, NY	Spring Valley village, NY	5.2%	6.7%
4	New Hempstead village, NY	New Hempstead village, NY	4.8%	5.8%
5	Monsey CDP, NY	New City CDP, NY	3.8%	5.7%

Top Languages Spoken at Home	Languages		% of Total	
	2010	2023	2010	2023
1	English	English	66.9%	69.4%
2	Spanish/Related	Spanish/Related	8.5%	17.0%
3	Tagalog/Related	Other/Unspecified	5.2%	3.8%
4	French/Related	French/Related	5.1%	3.7%
5	Other/Unspecified	German/Related	5.1%	2.5%





New Square - 2023 Generalized Land Use

Sources: BFJ Planning, Rockland County Planning Department

Village of New Square

New Square’s population increased by 40% between 2010 and 2013, an increase of 2,768 people, of which roughly half are children under the age of 18. 9 out of 10 children attend private schools. With implications for emergency services and systems, two thirds of the population (65.8%) speak English less than very well, with German/Related (Yiddish) being the most spoken linguistic group.

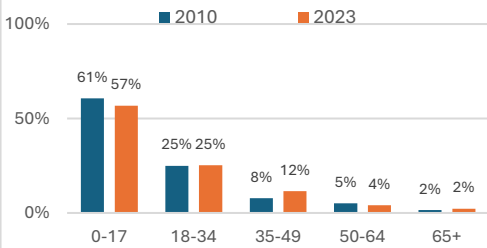
The average household size in New Square is 5.38, with slightly higher (5.51) numbers for the 11.5% of owner households and lower (5.35) for renter households. One third of households is reported overcrowded and 60% have no vehicle access. 60.8% of residents live in poverty.

The median rent in New Square tripled to \$1500 since 2010, while median home value has increased by only 20%. Given a median household income of only \$28,880, 80% of renters and 56% of owners pay more than is considered affordable for housing. As of June 2025, there were no public residential real estate listings in the Village.

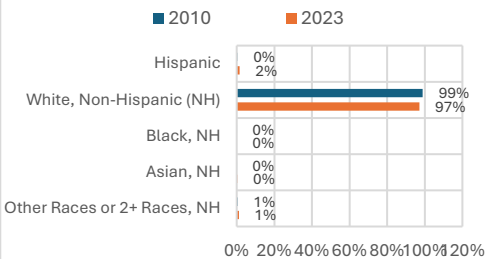
Demographics

	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Population						
Total Population	6,944	9,712	100.0%	100.0%	+2,768	+39.9%
In Households	6,938	9,688	99.9%	99.8%	+2,750	+39.6%
In Group Quarters	6	24	0.1%	0.2%	+18	+300.0%
Age						
0-17	4,209	5,521	60.6%	56.8%	+1,312	+31.2%
18-34	1,728	2,451	24.9%	25.2%	+723	+41.8%
35-49	541	1,119	7.8%	11.5%	+578	+106.8%
50-64	357	403	5.1%	4.1%	+46	+12.9%
65+	109	218	1.6%	2.2%	+109	+100.0%
Median Age	13.6	15.8			+2.2	+16.2%
Race & Ethnicity						
Hispanic	29	150	0.4%	1.5%	+121	+417.2%
White, Non-Hispanic (NH)	6,870	9,428	98.9%	97.1%	+2,558	+37.2%
Black, NH	4	0	0.1%	0.0%	-4	-100.0%
Asian, NH	4	26	0.1%	0.3%	+22	+550.0%
Other Races or 2+ Races, NH	37	108	0.5%	1.1%	+71	+191.9%
Language Spoken at Home Among Population Aged 5+						
Residents Speak Only English	386	529	7.5%	6.6%	+143	+37.0%
Speak English Very Well	1,620	2,209	31.3%	27.6%	+589	+36.4%
Speak English Less than Very Well	3,169	5,269	61.2%	65.8%	+2,100	+66.3%
Educational Attainment Among Population Aged 25+						
Less than High School	507	870	28.6%	29.2%	+363	+71.6%
High School Graduate	1,018	1,154	57.4%	38.7%	+136	+13.4%
Some College	142	864	8.0%	29.0%	+722	+508.5%
College Degree	80	28	4.5%	0.9%	-52	-65.0%
Graduate or Professional Degree	28	65	1.6%	2.2%	+37	+132.1%
Enrollment in Grades K-12 (based on Household Surveys)						
Total Enrollment	2,828	3,947	100.0%	100.0%	+1,119	+39.6%
Public School Enrollment	137	316	4.8%	8.0%	+179	+130.7%
Private School Enrollment	2,691	3,631	95.2%	92.0%	+940	+34.9%
Labor Force Among Population 16+						
Total Labor Force	1,639	2,699	57.0%	56.3%	+1,060	+64.7%
Employed	1,518	2,488	92.6%	92.2%	+970	+63.9%
Unemployed	121	211	7.4%	7.8%	+90	+74.4%
Households						
Average Household Size by Tenure						
Total	5.54	5.38			-0.16	-2.9%
Homeowners	6.11	5.54			-0.57	-9.3%
Renters	5.46	5.35			-0.11	-2.0%
Tenure						
Owner-Occupied	157	207	12.5%	11.5%	+50	+31.8%
Renter-Occupied	1,095	1,595	87.5%	88.5%	+500	+45.7%

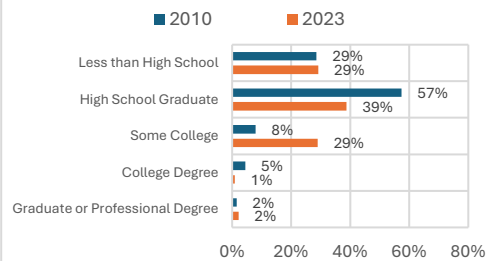
Age Distribution



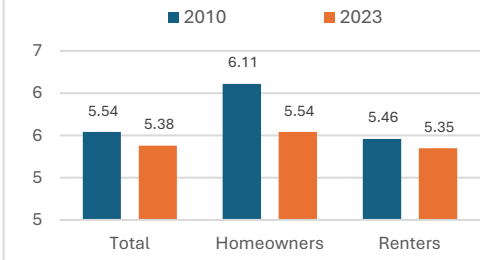
Mutually Exclusive Race & Ethnicity



Educational Attainment



Average Household Size

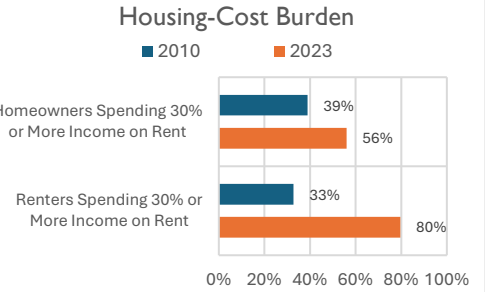
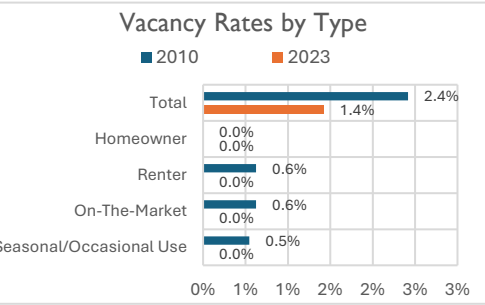
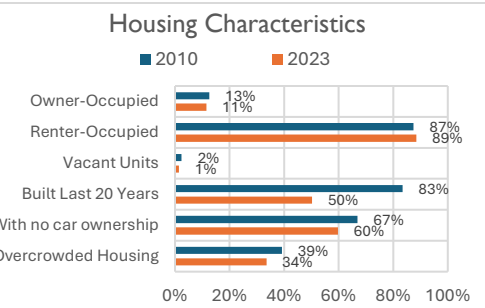
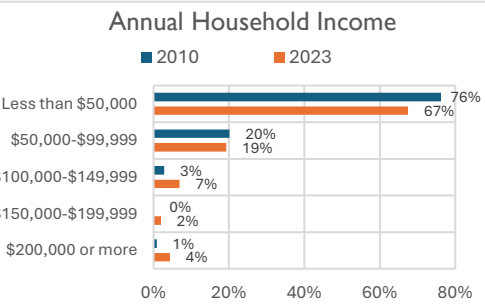
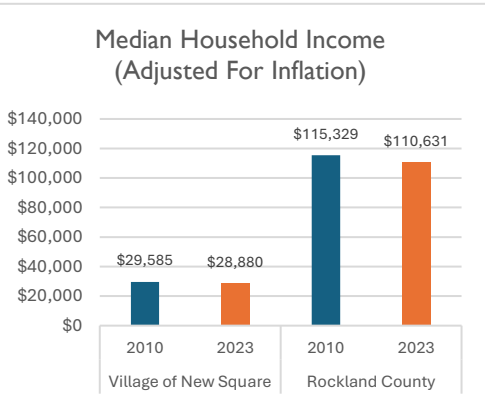


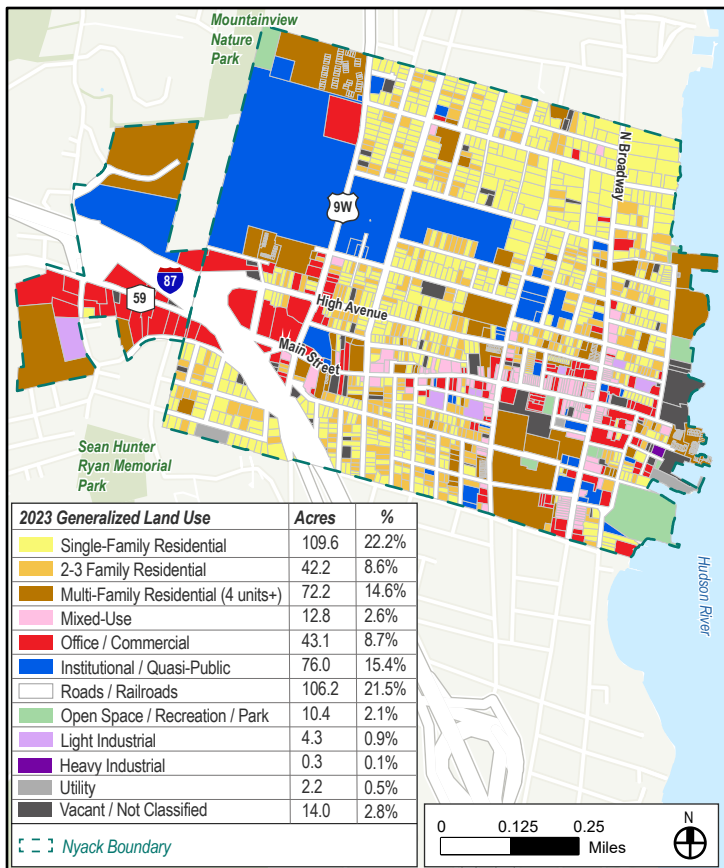
Village of New Square

Income & Housing	Count		Historic		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Income & Poverty						
Median Household Income	\$21,172	\$28,880			+7,708	+36.4%
Persons Below Poverty Line	3,791	5,853	58.7%	60.8%	+2,062	+54.4%
Household Income in the Past 12 Months						
Less than \$50,000	905	1,216	76.2%	67.5%	+311	+34.4%
\$50,000-\$99,999	239	347	20.1%	19.3%	+108	+45.2%
\$100,000-\$149,999	34	125	2.9%	6.9%	+91	+267.6
\$150,000-\$199,999	-	36	0.0%	2.0%	+36	N/A
\$200,000 or more	10	78	0.8%	4.3%	+68	+680.0
Housing						
Total Units	1,283	1,828	100.0%	100.0%	+545	+42.5%
Vacant Units	31	26	2.4%	1.4%	-5	-16.1%
Built Last 20 Years	1,024	919	83.5%	50.3%	-105	-10.3%
With no car ownership	795	1,092	66.9%	59.7%	+297	+37.4%
Overcrowded Housing	466	604	39.2%	33.5%	+138	+29.6%
Housing Vacancy Rates by Type						
Total	31	26	2.4%	1.4%	-5	-16.1%
Homeowner	-	-	0.0%	0.0%	0	0.0%
Renter	8	-	0.6%	0.0%	-8	-100.0%
On-The-Market	8	-	0.6%	0.0%	-8	-100.0%
Seasonal/Occasional Use	7	-	0.5%	0.0%	-7	-100.0%
Housing Affordability						
Median Home Value	\$520,100	\$618,800			+98,700	+19.0%
Median Gross Rent	\$513	\$1,575			+1,062	+207.0
Cost-Burdened Homeowners	143	116	32.7%	56.0%	+1,061	+742.0
Cost-Burdened Renters	884	1,204	38.9%	79.6%	-768	-86.9%
Median On-The-Market Home for Sale Price		N/A				
Annual Income to Afford Homes for Sale		N/A				
Affordability Gap to Own		N/A				
Median On-The-Market Apartment for Rent		N/A				
Annual Income to Afford Rentals on the		N/A				
Affordability Gap to Rent		N/A				

Commutation	Locations		% of Total	
	2010	2022	2010	2022
Top 5 Employment Locations Where Local Residents Travel for Work				
1	New York City, NY	New York City, NY	20.0%	20.9%
2	New Square village, NY	New Square village, NY	19.8%	19.2%
3	Spring Valley village, NY	Spring Valley village, NY	16.5%	9.6%
4	Monsey CDP, NY	Monsey CDP, NY	5.4%	6.6%
5	New City CDP, NY	Viola CDP, NY	1.9%	4.2%
Top 5 Home Locations Where Local Workers Live				
1	New Square village, NY	New Square village, NY	31.6%	30.8%
2	Monsey CDP, NY	Spring Valley village, NY	10.4%	7.3%
3	Spring Valley village, NY	Monsey CDP, NY	8.1%	7.2%
4	New York City, NY	New York City, NY	5.4%	5.3%
5	Hillcrest CDP, NY	New City CDP, NY	4.4%	2.8%

Top Languages Spoken at Home	Languages		% of Total	
	2010	2023	2010	2023
1	German/Related	German/Related	86.2%	86.5%
2	English	English	7.5%	6.6%
3	Other/Unspecified	Other/Unspecified	4.5%	3.6%
4	Spanish/Related	Spanish/Related	0.9%	1.4%
5	Arabic	Arabic	0.8%	1.1%





Nyack - 2023 Generalized Land Use

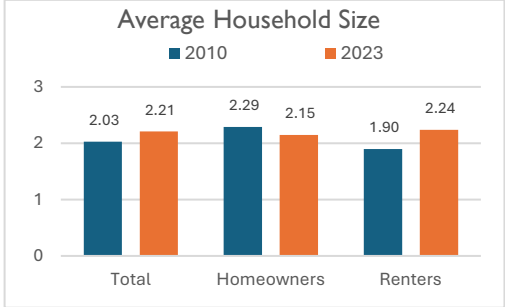
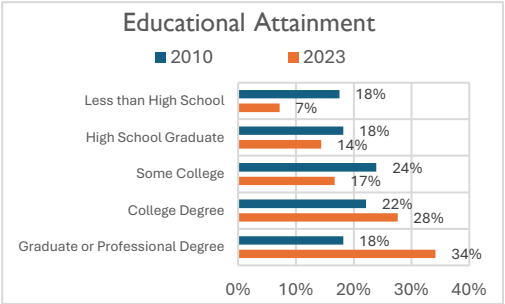
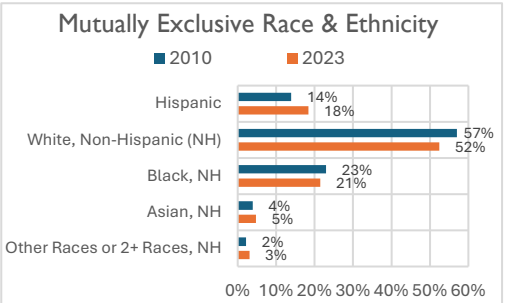
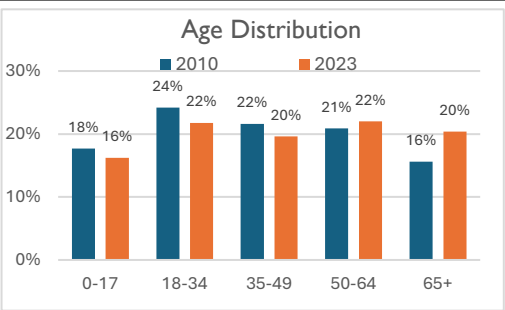
Sources: BFJ Planning, Rockland County Planning Department

Village of Nyack

Nyack’s population increased by 10% between 2010 and 2023, largely in the 50-64 and 65+ age cohorts and the Hispanic segment of the population. The Village remains diverse, 52% is White Non-Hispanic, 21% Black Non-Hispanic, and 18% Hispanic, and largely (75%) English-speaking. The population in the Village is well-educated with more than one third having a graduate or professional degree. Almost one-third of workers travel to NYC for work. Median household income is \$119,000—roughly \$10,000 higher than the County. Income disparity is a concern in Nyack; 31% of households have incomes of \$200,000 or more, while a similar share (27%) have incomes less than \$50,000.

35% of households are owner-occupied and 65% are renters. Median gross rent was reported at \$2,213 in 2023—almost triple the 2010 median rent of \$795. Roughly 43% of both owners and renters are paying more than one third of their incomes toward housing costs. As of June 2025, the median asking rent for Nyack apartments was \$2900—a level considered affordable to households making \$116,000 or more, i.e., they are affordable only to just under half of current resident households. The median asking price among homes for sale was \$700,000 (\$100,000 less than the County median). but affordable only to those households with incomes of \$175,000 or more.

Demographics	Historic					
	Count		% of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Population						
Total Population	6,765	7,469	100.0%	100.0%	+704	+10.4%
In Households	6,718	7,322	99.3%	98.0%	+604	+9.0%
In Group Quarters	47	147	0.7%	2.0%	+100	+212.8%
Age						
0-17	1,197	1,211	17.7%	16.2%	+14	+1.2%
18-34	1,636	1,626	24.2%	21.8%	-10	-0.6%
35-49	1,462	1,465	21.6%	19.6%	+3	+0.2%
50-64	1,414	1,644	20.9%	22.0%	+230	+16.3%
65+	1,056	1,523	15.6%	20.4%	+467	+44.2%
Median Age	40.9	39.6			-1.3	-3.2%
Race & Ethnicity						
Hispanic	942	1,372	13.9%	18.4%	+430	+45.6%
White, Non-Hispanic (NH)	3,859	3,915	57.0%	52.4%	+56	+1.5%
Black, NH	1,554	1,602	23.0%	21.4%	+48	+3.1%
Asian, NH	265	352	3.9%	4.7%	+87	+32.8%
Other Races or 2+ Races, NH	145	228	2.1%	3.1%	+83	+57.2%
Language Spoken at Home Among Population Aged 5+						
Residents Speak Only English	4,511	5,310	70.4%	74.5%	+799	+17.7%
Speak English Very Well	1,022	1,204	16.0%	16.9%	+182	+17.8%
Speak English Less than Very Well	871	613	13.6%	8.6%	-258	-29.6%
Educational Attainment Among Population Aged 25+						
Less than High School	859	419	17.6%	7.2%	-440	-51.2%
High School Graduate	889	839	18.2%	14.4%	-50	-5.6%
Some College	1,170	975	23.9%	16.7%	-195	-16.7%
College Degree	1,083	1,612	22.1%	27.6%	+529	+48.8%
Graduate or Professional Degree	890	1,994	18.2%	34.1%	+1,104	+124.0%
Enrollment in Grades K-12 (based on Household Surveys)						
Total Enrollment	874	928	100.0%	100.0%	+54	+6.2%
Public School Enrollment	799	842	91.4%	90.7%	+43	+5.4%
Private School Enrollment	75	86	8.6%	9.3%	+11	+14.7%
Labor Force Among Population 16+						
Total Labor Force	4,005	4,599	71.5%	72.5%	+594	+14.8%
Employed	3,742	4,189	93.4%	91.1%	+447	+11.9%
Unemployed	223	410	5.6%	8.9%	+187	+83.9%
Households						
Average Household Size by Tenure						
Total	2.03	2.21			+0.18	+8.9%
Homeowners	2.29	2.15			-0.14	-6.1%
Renters	1.90	2.24			+0.34	+17.9%
Tenure						
Owner-Occupied	1,120	1,168	33.9%	35.2%	+48	+4.3%
Renter-Occupied	2,183	2,146	66.1%	64.8%	-37	-1.7%

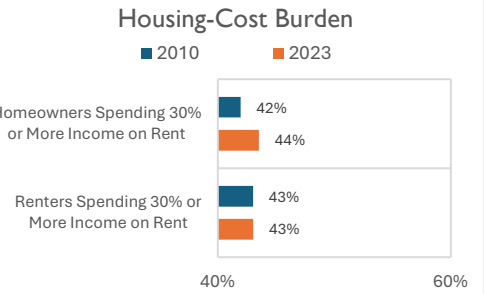
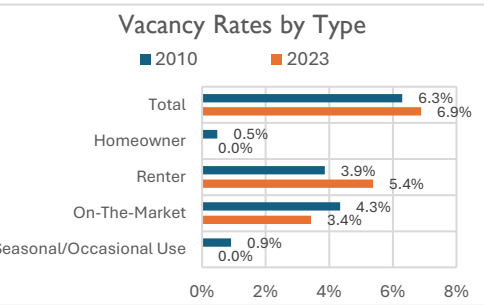
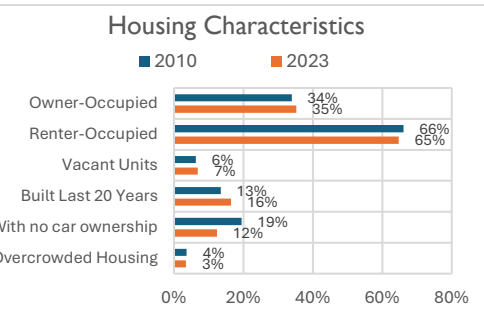
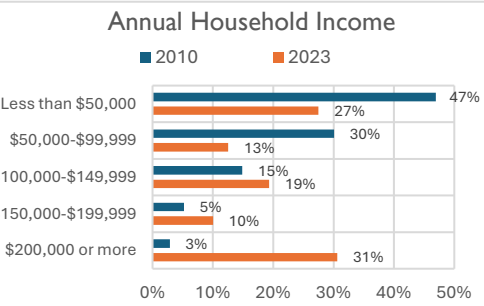
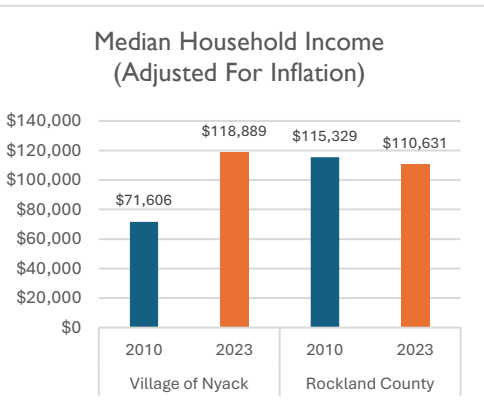


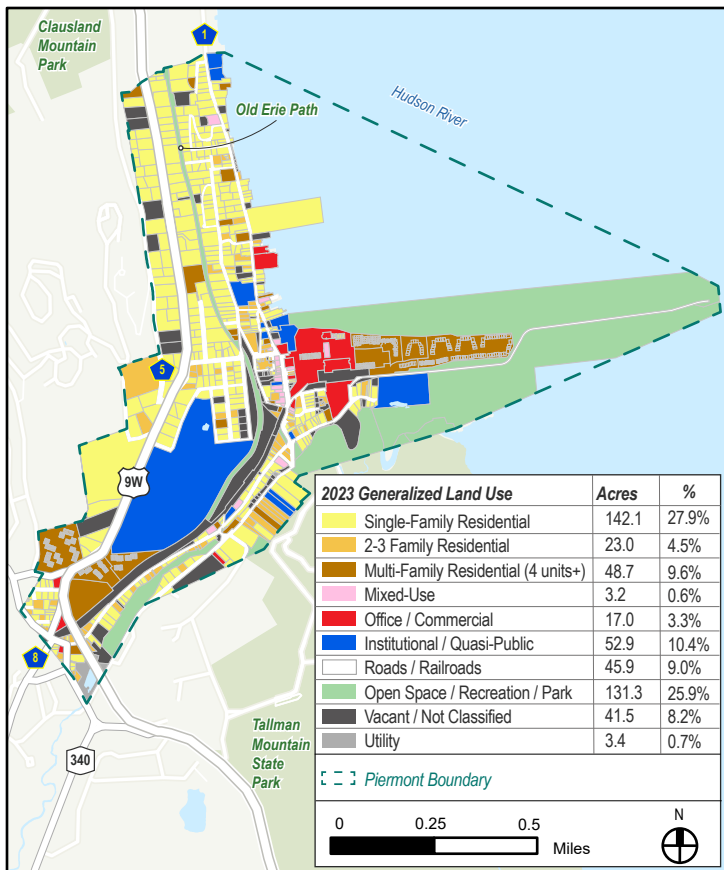
Village of Nyack

Income & Housing	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Income & Poverty						
Median Household Income	\$51,244	\$118,889			+67,645	+132.0
Persons Below Poverty Line	486	481	7.0%	6.5%	-5	-1.0%
Household Income in the Past 12 Months						
Less than \$50,000	1,578	911	47.0%	27.5%	-667	-42.3%
\$50,000-\$99,999	1,010	416	30.1%	12.6%	-594	-58.8%
\$100,000-\$149,999	500	641	14.9%	19.3%	+141	+28.2%
\$150,000-\$199,999	176	332	5.2%	10.0%	+156	+88.6%
\$200,000 or more	96	1,014	2.9%	30.6%	+918	+956.3
Housing						
Total Units	3,525	3,559	100.0%	100.0%	+34	+1.0%
Vacant Units	222	245	6.3%	6.9%	+23	+10.4%
Built Last 20 Years	474	586	13.4%	16.5%	+112	+23.6%
With no car ownership	655	439	19.5%	12.3%	-216	-33.0%
Overcrowded Housing	123	115	3.7%	3.5%	-8	-6.5%
Housing Vacancy Rates by Type						
Total	222	245	6.3%	6.9%	+23	+10.4%
Homeowner	17	-	0.5%	0.0%	-17	-100.0%
Renter	136	122	3.9%	5.4%	-14	-10.3%
On-The-Market	153	122	4.3%	3.4%	-31	-20.3%
Seasonal/Occasional Use	32	-	0.9%	0.0%	-32	-100.0%
Housing Affordability						
Median Home Value	\$498,400	\$619,300			+120,90	+24.3%
Median Gross Rent	\$795	\$2,213			+1,418	+178.4
Cost-Burdened Homeowners	114	503	43.0%	43.5%	+389	+341.2
Cost-Burdened Renters	910	899	42.0%	43.0%	-11	-1.2%
Median On-The-Market Home for Sale Price		\$700,000				
Annual Income to Afford Homes for Sale		\$175,000				
Affordability Gap to Own		-\$56,111				
Median On-The-Market Apartment for Rent		\$2,900				
Annual Income to Afford Rentals on the		\$116,000				
Affordability Gap to Rent		+\$2,889				

Commutation	Locations		% of Total	
	2010	2022	2010	2022
Top 5 Employment Locations Where Local Residents Travel for Work				
1	New York City, NY	New York City, NY	25.1%	28.5%
2	Nyack village, NY	Nyack village, NY	10.2%	7.9%
3	New City CDP, NY	New City CDP, NY	4.1%	3.4%
4	Pearl River CDP, NY	Nanuet CDP, NY	3.0%	3.4%
5	Nanuet CDP, NY	White Plains city, NY	2.8%	1.8%
Top 5 Home Locations Where Local Workers Live				
1	New York City, NY	New York City, NY	7.1%	9.4%
2	Nyack village, NY	Nyack village, NY	6.6%	6.0%
3	New City CDP, NY	New City CDP, NY	6.2%	5.7%
4	Valley Cottage CDP, NY	Valley Cottage CDP, NY	4.7%	4.1%
5	Spring Valley village, NY	Spring Valley village, NY	3.7%	3.6%

Top Languages Spoken at Home	Languages		% of Total	
	2010	2023	2010	2023
1	English	English	70.4%	74.5%
2	Spanish/Related	Spanish/Related	12.3%	12.9%
3	French/Related	Other Asian/Pacific	8.2%	3.8%
4	Russian/Slavic	Other Indo-Euro	5.1%	3.0%
5	Chinese/Related	French/Related	1.4%	2.7%





Piermont - 2023 Generalized Land Use

Sources: BFJ Planning, Rockland County Planning Department

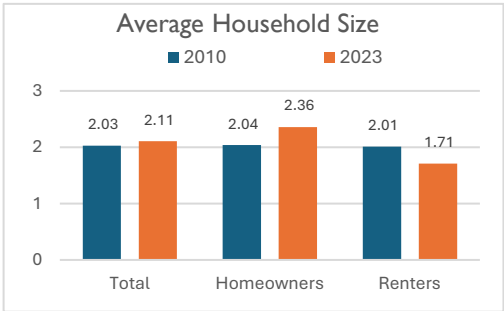
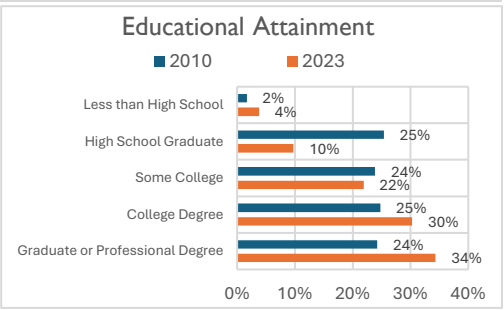
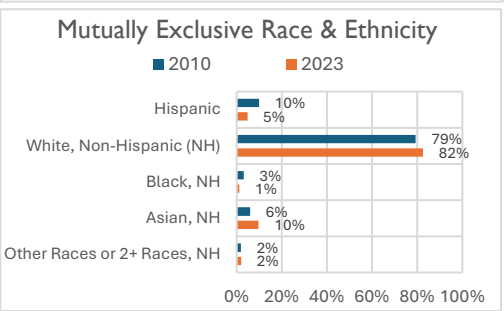
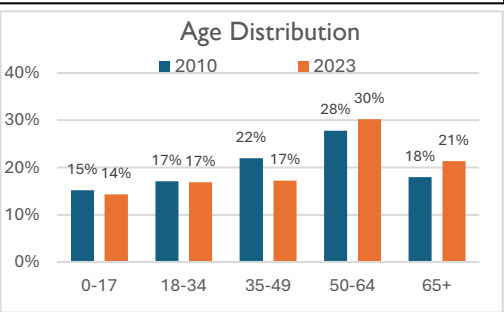
Village of Piermont

Piermont’s population changed little between 2010 and 2023. Largely White Non-Hispanic and English-speaking, the median age in the Village is 50.9, significantly higher than Rockland County as a whole. Korean is the second most common language spoken at home.

65% of the population has a college or graduate/professional degree and almost 30% of employed residents work in New York City, compared to only 24% of the County. The median income in Piermont is \$130,263, an increase over 2010 even when adjusted for inflation. There is a lessening degree of income disparity as all growth has been in households with incomes of \$100,000 or more.

Two-thirds of households are owners and the remainder rentals. One third of all households are paying more than considered affordable for housing. American Community Survey data report that home values have decreased since 2010, yet the median asking price of a single family home in June 2025 was \$1.25 million. The median asking rent in Piermont, was a relatively affordable \$2000, significantly lower than the County (\$2,900).

Demographics	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Population						
Total Population	2,510	2,434	100.0%	100.0%	-76	-3.0%
In Households	2,507	2,432	99.9%	99.9%	-75	-3.0%
In Group Quarters	3	2	0.1%	0.1%	-1	-33.3%
Age						
0-17	381	349	15.2%	14.3%	-32	-8.4%
18-34	429	411	17.1%	16.9%	-18	-4.2%
35-49	551	419	22.0%	17.2%	-132	-24.0%
50-64	698	735	27.8%	30.2%	+37	+5.3%
65+	451	520	18.0%	21.4%	+69	+15.3%
Median Age	47.7	50.9			+3.2	+6.7%
Race & Ethnicity						
Hispanic	248	116	9.9%	4.8%	-132	-53.2%
White, Non-Hispanic (NH)	1,988	2,008	79.2%	82.5%	+20	+1.0%
Black, NH	79	27	3.1%	1.1%	-52	-65.8%
Asian, NH	149	236	5.9%	9.7%	+87	+58.4%
Other Races or 2+ Races, NH	46	47	1.8%	1.9%	+1	+2.2%
Language Spoken at Home Among Population Aged 5+						
Residents Speak Only English	1,812	1,955	74.8%	87.4%	+143	+7.9%
Speak English Very Well	541	167	22.3%	7.5%	-374	-69.1%
Speak English Less than Very Well	71	116	2.9%	5.2%	+45	+63.4%
Educational Attainment Among Population Aged 25+						
Less than High School	35	73	1.7%	3.8%	+38	+108.6%
High School Graduate	531	188	25.4%	9.7%	-343	-64.6%
Some College	499	423	23.9%	21.9%	-76	-15.2%
College Degree	518	585	24.8%	30.3%	+67	+12.9%
Graduate or Professional Degree	507	663	24.3%	34.3%	+156	+30.8%
Enrollment in Grades K-12 (based on Household Surveys)						
Total Enrollment	240	153	100.0%	100.0%	-87	-36.3%
Public School Enrollment	218	96	90.8%	62.7%	-122	-56.0%
Private School Enrollment	22	57	9.2%	37.3%	+35	+159.1%
Labor Force Among Population 16+						
Total Labor Force	1,623	1,497	73.6%	70.8%	-126	-7.8%
Employed	1,534	1,401	94.5%	93.6%	-133	-8.7%
Unemployed	89	96	5.5%	6.4%	+7	+7.9%
Households						
Average Household Size by Tenure						
Total	2.03	2.11			+0.08	+3.9%
Homeowners	2.04	2.36			+0.32	+15.7%
Renters	2.01	1.71			-0.30	-14.9%
Tenure						
Owner-Occupied	767	716	62.1%	62.3%	-51	-6.6%
Renter-Occupied	469	434	37.9%	37.7%	-35	-7.5%

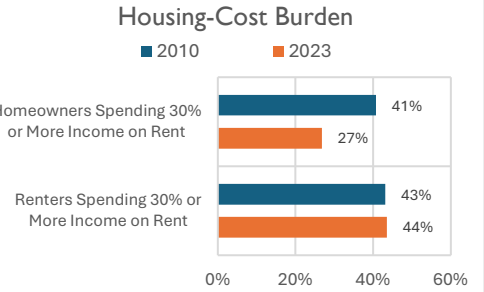
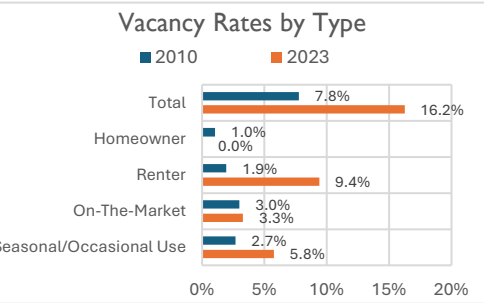
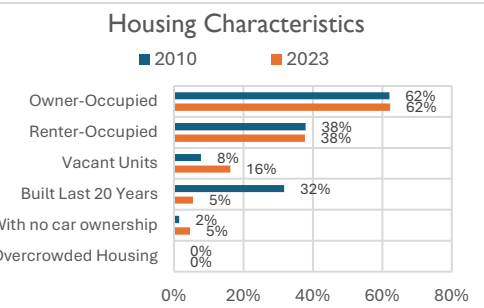
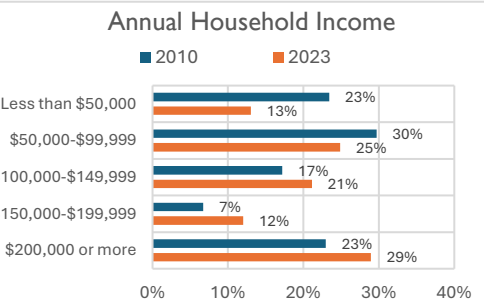
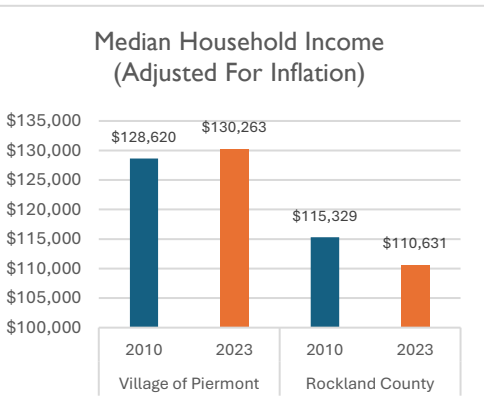


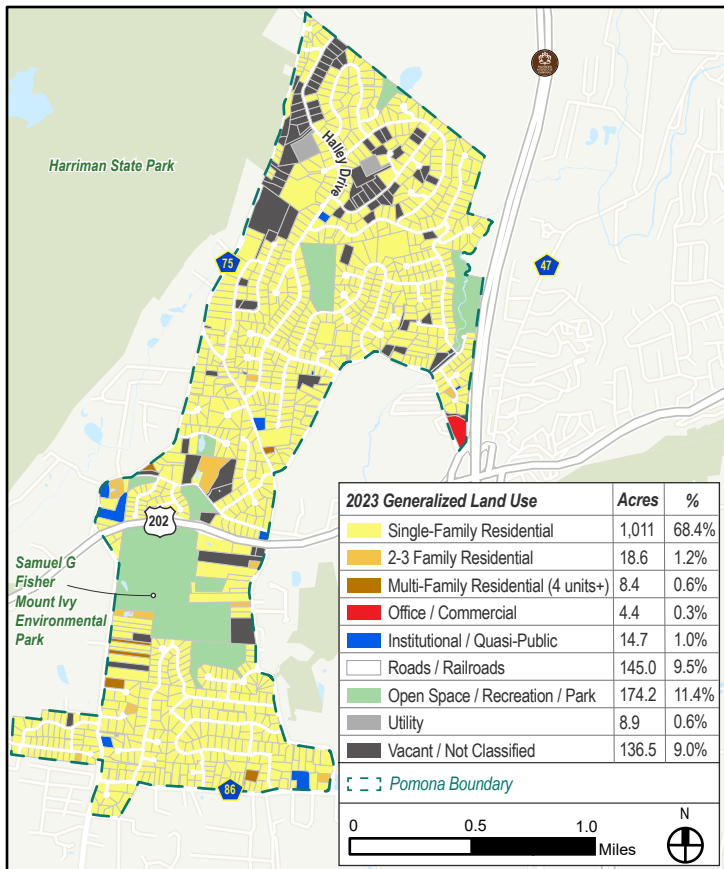
Village of Piermont

Income & Housing	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Income & Poverty						
Median Household Income	\$92,045	\$130,263			+38,218	+41.5%
Persons Below Poverty Line	98	10	3.9%	0.4%	-88	-89.8%
Household Income in the Past 12 Months						
Less than \$50,000	307	150	23.4%	13.0%	-157	-51.1%
\$50,000-\$99,999	389	286	29.7%	24.9%	-103	-26.5%
\$100,000-\$149,999	225	243	17.2%	21.1%	+18	+8.0%
\$150,000-\$199,999	88	138	6.7%	12.0%	+50	+56.8%
\$200,000 or more	301	333	23.0%	29.0%	+32	+10.6%
Housing						
Total Units	1,340	1,373	100.0%	100.0%	+33	+2.5%
Vacant Units	104	223	7.8%	16.2%	+119	+114.4%
Built Last 20 Years	471	75	31.7%	5.5%	-396	-84.1%
With no car ownership	20	64	1.5%	4.7%	+44	+220.0%
Overcrowded Housing	0	0	0.0%	0.0%	0	0.0%
Housing Vacancy Rates by Type						
Total	104	223	7.8%	16.2%	+119	+114.4%
Homeowner	14	-	1.0%	0.0%	-14	-100.0%
Renter	26	45	1.9%	9.4%	+19	+73.1%
On-The-Market	40	45	3.0%	3.3%	+5	+12.5%
Seasonal/Occasional Use	36	79	2.7%	5.8%	+43	+119.4%
Housing Affordability						
Median Home Value	\$716,100	\$615,700			-100,400	-14.0%
Median Gross Rent	\$1,498	\$1,964			+466	+31.1%
Cost-Burdened Homeowners	156	189	43.1%	43.5%	+33	+21.2%
Cost-Burdened Renters	361	192	40.7%	26.8%	-169	-46.8%
Median On-The-Market Home for Sale Price		\$1,250,000				
Annual Income to Afford Homes for Sale		\$312,500				
Affordability Gap to Own		-\$182,237				
Median On-The-Market Apartment for Rent		\$2,000				
Annual Income to Afford Rentals on the		\$80,000				
Affordability Gap to Rent		+\$50,263				

Commutation	Locations		% of Total	
	2010	2022	2010	2022
Top 5 Employment Locations Where Local Residents Travel for Work				
1	New York City, NY	New York City, NY	29.0%	29.0%
2	Piermont village, NY	Piermont village, NY	4.9%	4.8%
3	New City CDP, NY	New City CDP, NY	3.5%	2.6%
4	Pearl River CDP, NY	Nanuet CDP, NY	2.9%	2.4%
5	Orangeburg CDP, NY	Orangeburg CDP, NY	2.5%	2.0%
Top 5 Home Locations Where Local Workers Live				
1	Piermont village, NY	Piermont village, NY	15.6%	14.1%
2	New York City, NY	New York City, NY	7.3%	7.8%
3	New City CDP, NY	Tappan CDP, NY	6.2%	7.1%
4	Tappan CDP, NY	Blauvelt CDP, NY	5.7%	4.0%
5	Pearl River CDP, NY	Congers CDP, NY	3.8%	3.0%

Top Languages Spoken at Home	Languages		% of Total	
	2010	2023	2010	2023
1	English	English	74.8%	87.4%
2	Other Indo-Euro	Korean	13.8%	6.2%
3	French/Related	Other Indo-Euro	5.7%	1.9%
4	Spanish/Related	Spanish/Related	3.1%	1.7%
5	Other/Unspecified	French/Related	1.3%	1.4%





Pomona - 2023 Generalized Land Use

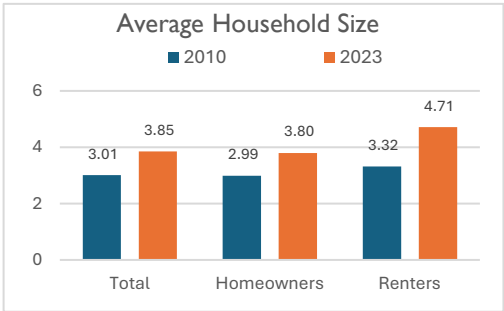
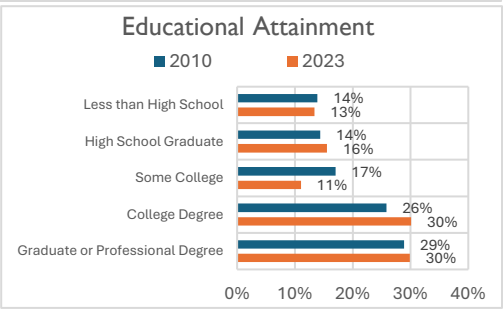
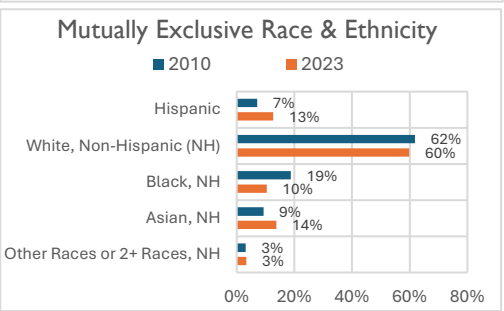
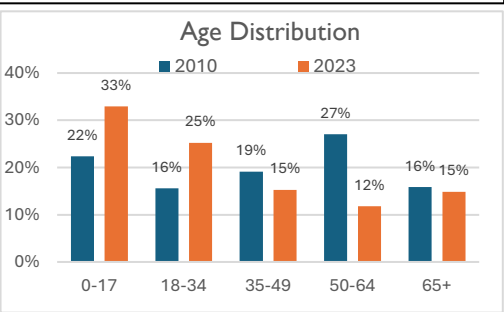
Sources: BFJ Planning, Rockland County Planning Department

Village of Pomona

Pomona’s population increased by more than 800 people between 2010 and 2023. Increases in the White Non-Hispanic (+453), Hispanic (+281), and Asian (+257) segments of the population were offset by losses of Black Non-Hispanics (-170). The demographic shift lowered the median age from 45.5 to 29.6, most additions being in the age cohorts under the age of 35. Well-educated, 60% of adult residents have a college degree or higher. Children enrolled in PK-12 are roughly split between public and private schools.

Median income in Pomona is \$172,188 and only 24% of households have incomes less than \$100,000. Almost all housing is owner-occupied and the average value increased to \$716,000 by 2023. June 2025 online real estate listings show a median asking price of \$900,000—an amount that is affordable to more than half of existing Village households. Yet, 39% of owners and 25% of renters are paying more than is considered affordable for housing costs.

Demographics	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Population						
Total Population	3,103	3,961	100.0%	100.0%	+858	+27.7%
In Households	3,039	3,901	97.9%	98.5%	+862	+28.4%
In Group Quarters	64	60	2.1%	1.5%	-4	-6.3%
Age						
0-17	694	1,304	22.4%	32.9%	+610	+87.9%
18-34	484	999	15.6%	25.2%	+515	+106.4%
35-49	594	604	19.1%	15.2%	+10	+1.7%
50-64	839	466	27.0%	11.8%	-373	-44.5%
65+	492	588	15.9%	14.8%	+96	+19.5%
Median Age	45.5	29.6			-15.9	-34.9%
Race & Ethnicity						
Hispanic	219	500	7.1%	12.6%	+281	+128.3%
White, Non-Hispanic (NH)	1,918	2,371	61.8%	59.9%	+453	+23.6%
Black, NH	582	412	18.8%	10.4%	-170	-29.2%
Asian, NH	288	545	9.3%	13.8%	+257	+89.2%
Other Races or 2+ Races, NH	96	133	3.1%	3.4%	+37	+38.5%
Language Spoken at Home Among Population Aged 5+						
Residents Speak Only English	2,473	2,604	73.9%	73.1%	+131	+5.3%
Speak English Very Well	618	694	18.5%	19.5%	+76	+12.3%
Speak English Less than Very Well	257	265	7.7%	7.4%	+8	+3.1%
Educational Attainment Among Population Aged 25+						
Less than High School	354	302	13.9%	13.4%	-52	-14.7%
High School Graduate	366	351	14.4%	15.6%	-15	-4.1%
Some College	434	249	17.0%	11.0%	-185	-42.6%
College Degree	658	679	25.8%	30.1%	+21	+3.2%
Graduate or Professional Degree	736	674	28.9%	29.9%	-62	-8.4%
Enrollment in Grades K-12 (based on Household Surveys)						
Total Enrollment	568	922	100.0%	100.0%	+354	+62.3%
Public School Enrollment	293	483	51.6%	52.4%	+190	+64.8%
Private School Enrollment	275	439	48.4%	47.6%	+164	+59.6%
Labor Force Among Population 16+						
Total Labor Force	1,923	1,674	66.2%	61.9%	-249	-12.9%
Employed	1,856	1,575	96.5%	94.1%	-281	-15.1%
Unemployed	67	99	3.5%	5.9%	+32	+47.8%
Households						
Average Household Size by Tenure						
Total	4.03	3.70			-0.33	-8.2%
Homeowners	4.03	3.63			-0.40	-9.9%
Renters	4.03	5.71			+1.68	+41.7%
Tenure						
Owner-Occupied	949	947	93.9%	93.6%	-2	-0.2%
Renter-Occupied	62	65	6.1%	6.4%	+3	+4.8%

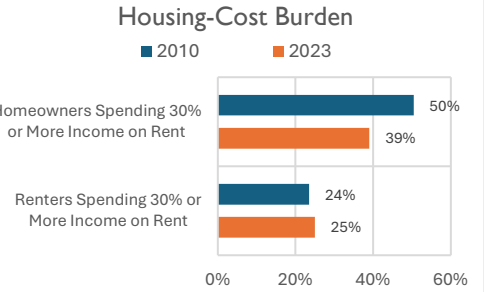
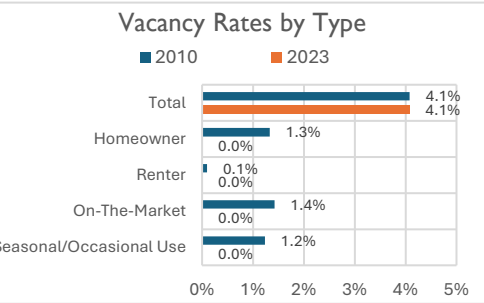
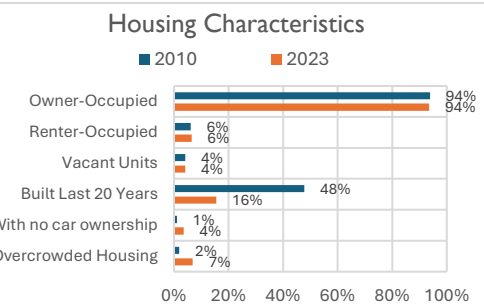
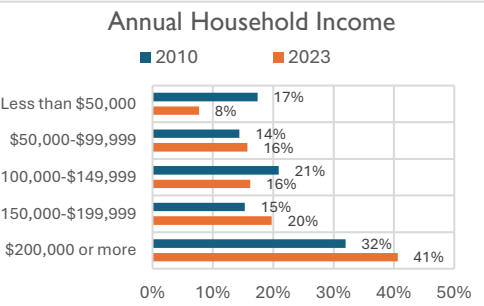
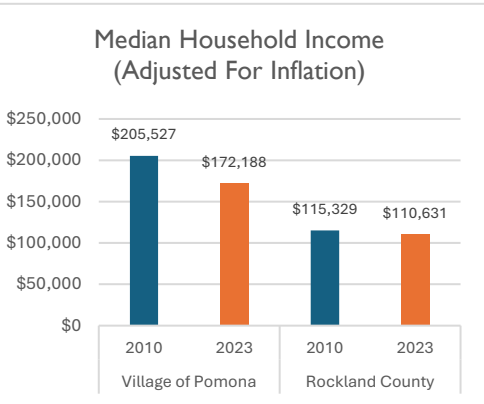


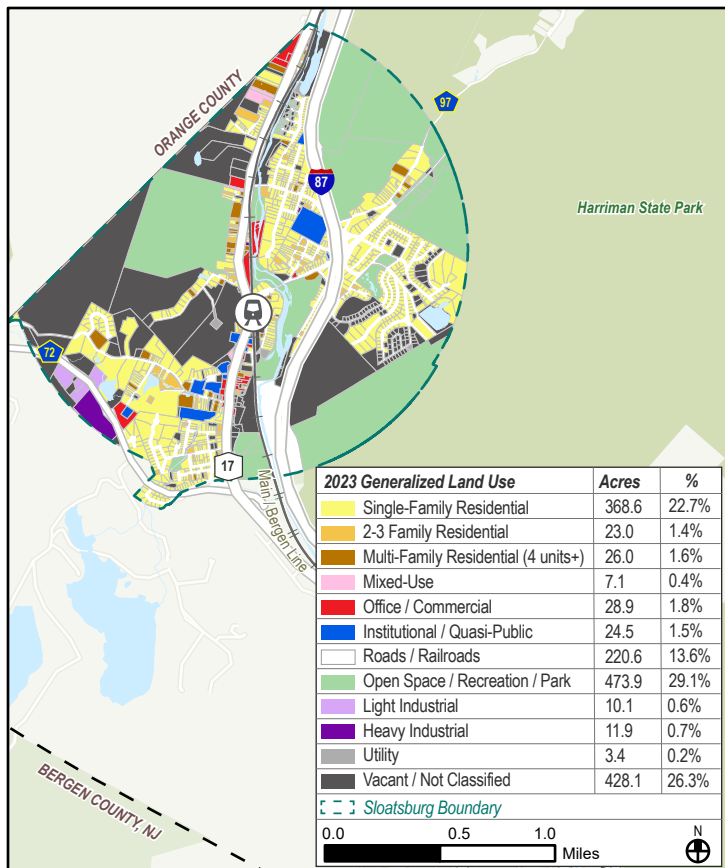
Village of Pomona

Income & Housing	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Income & Poverty						
Median Household Income	\$147,083	\$172,188			+25,105	+17.1%
Persons Below Poverty Line	186	58	5.3%	1.5%	-128	-68.8%
Household Income in the Past 12 Months						
Less than \$50,000	198	78	17.4%	7.7%	-120	-60.6%
\$50,000-\$99,999	164	159	14.4%	15.7%	-5	-3.0%
\$100,000-\$149,999	238	164	20.9%	16.2%	-74	-31.1%
\$150,000-\$199,999	174	200	15.3%	19.8%	+26	+14.9%
\$200,000 or more	364	411	32.0%	40.6%	+47	+12.9%
Housing						
Total Units	1,054	1,055	100.0%	100.0%	+1	+0.1%
Vacant Units	43	43	4.1%	4.1%	+0	+0.0%
Built Last 20 Years	544	164	47.8%	15.5%	-380	-69.9%
With no car ownership	12	37	1.1%	3.5%	+25	+208.3%
Overcrowded Housing	21	69	1.8%	6.8%	+48	+228.6%
Housing Vacancy Rates by Type						
Total	43	43	4.1%	4.1%	0	0.0%
Homeowner	14	-	1.3%	0.0%	-14	-100.0%
Renter	1	-	0.1%	0.0%	-1	-100.0%
On-The-Market	15	-	1.4%	0.0%	-15	-100.0%
Seasonal/Occasional Use	13	-	1.2%	0.0%	-13	-100.0%
Housing Affordability						
Median Home Value	\$646,200	\$716,500			+70,300	+10.9%
Median Gross Rent	\$2,001	\$1,778			-223	-11.1%
Cost-Burdened Homeowners	548	368	50.4%	39.0%	-180	-32.8%
Cost-Burdened Renters	12	10	23.5%	25.0%	-2	-16.7%
Median On-The-Market Home for Sale Price		\$900,000				
Annual Income to Afford Homes for Sale		\$225,000				
Affordability Gap to Own		-\$52,812				
Median On-The-Market Apartment for Rent		\$2,500				
Annual Income to Afford Rentals on the		\$100,000				
Affordability Gap to Rent		+\$72,188				

Commutation	Locations		% of Total	
	2010	2022	2010	2022
Top 5 Employment Locations Where Local Residents Travel for Work				
1	New York City, NY	New York City, NY	16.1%	19.8%
2	New City CDP, NY	Spring Valley village, NY	5.7%	5.9%
3	Pearl River CDP, NY	New City CDP, NY	2.8%	3.5%
4	Monsey CDP, NY	Monsey CDP, NY	2.6%	3.4%
5	Nanuet CDP, NY	Wesley Hills village, NY	2.6%	3.0%
Top 5 Home Locations Where Local Workers Live				
1	New York City, NY	New York City, NY	13.4%	14.8%
2	Pomona village, NY	Pomona village, NY	6.5%	7.2%
3	Wesley Hills village, NY	Wesley Hills village, NY	4.9%	7.0%
4	Monsey CDP, NY	Spring Valley village, NY	2.8%	4.0%
5	Mount Ivy CDP, NY	New City CDP, NY	2.8%	3.4%

Top Languages Spoken at Home	Languages		% of Total	
	2010	2023	2010	2023
1	English	English	73.9%	73.1%
2	Other Indo-Euro	Other Indo-Euro	7.4%	7.5%
3	Other Asian/Pacific	Spanish/Related	4.3%	6.6%
4	French/Related	Other Asian/Pacific	3.9%	5.7%
5	Spanish/Related	German/Related	3.4%	2.6%





Sloatsburg- 2023 Generalized Land Use

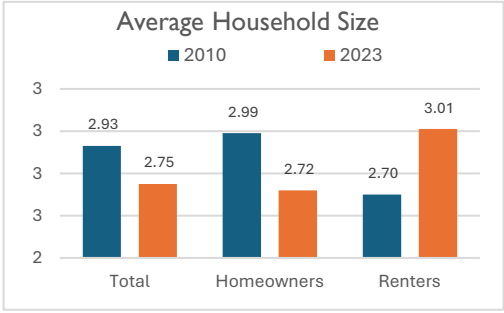
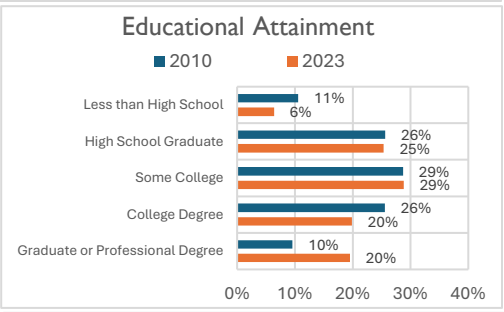
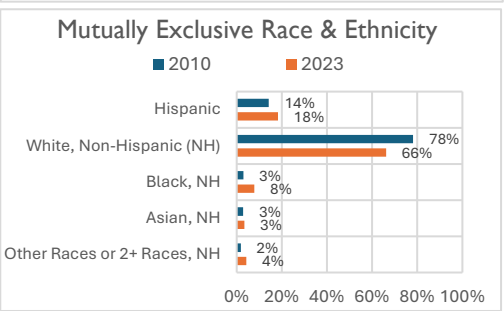
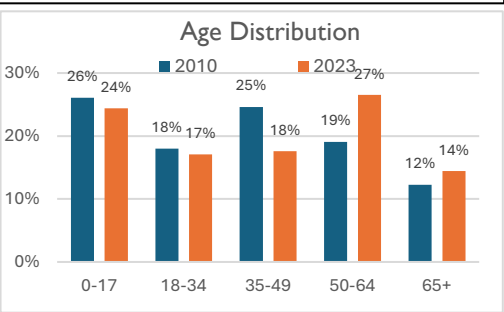
Sources: BFJ Planning, Rockland County Planning Department

Village of Sloatsburg

Sloatsburg’s total population changed very little between 2010 and 2023; however, there were some demographic shifts as White Non-Hispanic residents decreased in number to be replaced by Black Non-Hispanic and Hispanic residents. The overall share of residents who speak only English or English very well remains constant at just over 92%. After English, the most common languages spoken at home are Spanish (10.6%) and Russian/Slavic (9.9%). Sloatsburg’s 2023 median income was \$104,444—less than 2010 when adjusted for inflation.

91% of households are owner-occupied, with an average value of \$426,100 in 2023, an increase of only \$14,000 from 2010. Rents on the other hand increased by 47% to average \$2,089. 40% of owners and 50% of renters are paying more than considered affordable for housing. June 2025 real estate listings show a median asking price of \$750,000 for a single family home in Sloatsburg—affordable to households with incomes of \$187,000, or out of reach to most of Sloatsburg’s current residents.

Demographics	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Population						
Total Population	3,039	3,029	100.0%	100.0%	-10	-0.3%
In Households	3,039	3,029	100.0%	100.0%	-10	-0.3%
In Group Quarters	0	0	0.0%	0.0%	0	0.0%
Age						
0-17	792	739	26.1%	24.4%	-53	-6.7%
18-34	547	518	18.0%	17.1%	-29	-5.3%
35-49	748	532	24.6%	17.6%	-216	-28.9%
50-64	579	803	19.1%	26.5%	+224	+38.7%
65+	373	437	12.3%	14.4%	+64	+17.2%
Median Age	39.3	43.1			+3.8	+9.7%
Race & Ethnicity						
Hispanic	431	554	14.2%	18.3%	+123	+28.5%
White, Non-Hispanic (NH)	2,375	2,004	78.2%	66.2%	-371	-15.6%
Black, NH	90	236	3.0%	7.8%	+146	+162.2%
Asian, NH	88	104	2.9%	3.4%	+16	+18.2%
Other Races or 2+ Races, NH	55	131	1.8%	4.3%	+76	+138.2%
Language Spoken at Home Among Population Aged 5+						
Residents Speak Only English	2,465	1,983	85.7%	69.9%	-482	-19.6%
Speak English Very Well	204	666	7.1%	23.5%	+462	+226.5%
Speak English Less than Very Well	207	189	7.2%	6.7%	-18	-8.7%
Educational Attainment Among Population Aged 25+						
Less than High School	208	126	10.6%	6.4%	-82	-39.4%
High School Graduate	503	499	25.6%	25.4%	-4	-0.8%
Some College	564	567	28.7%	28.8%	+3	+0.5%
College Degree	502	391	25.5%	19.9%	-111	-22.1%
Graduate or Professional Degree	188	384	9.6%	19.5%	+196	+104.3%
Enrollment in Grades K-12 (based on Household Surveys)						
Total Enrollment	524	559	100.0%	100.0%	+35	+6.7%
Public School Enrollment	508	414	96.9%	74.1%	-94	-18.5%
Private School Enrollment	16	145	3.1%	25.9%	+129	+806.3%
Labor Force Among Population 16+						
Total Labor Force	1,635	1,503	67.8%	62.9%	-132	-8.1%
Employed	1,581	1,422	96.7%	94.6%	-159	-10.1%
Unemployed	54	81	3.3%	5.4%	+27	+50.0%
Households						
Average Household Size by Tenure						
Total	2.93	2.75			-0.18	-6.1%
Homeowners	2.99	2.72			-0.27	-9.0%
Renters	2.70	3.01			+0.31	+11.5%
Tenure						
Owner-Occupied	819	1,004	78.9%	91.1%	+185	+22.6%
Renter-Occupied	219	98	21.1%	8.9%	-121	-55.3%

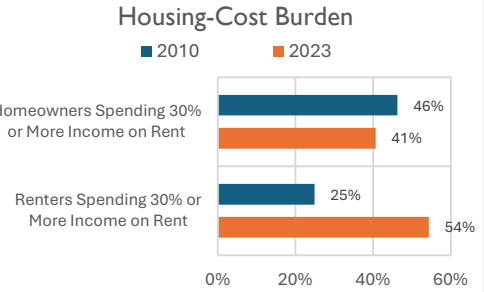
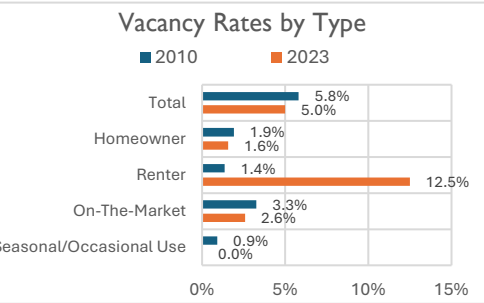
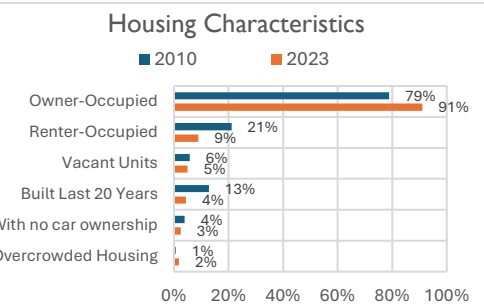
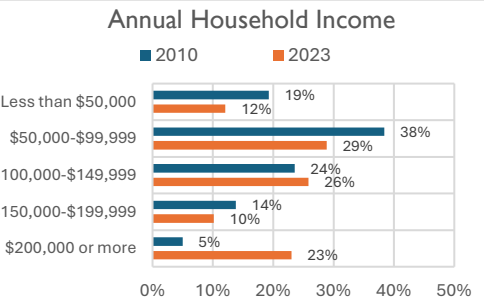
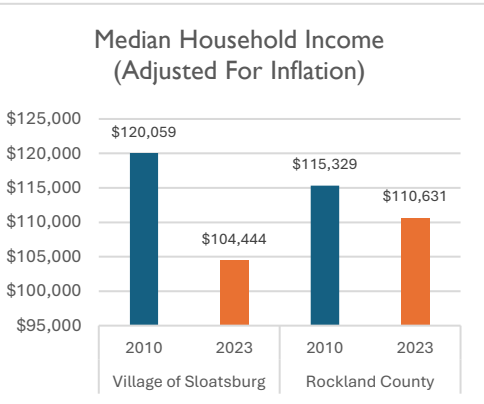


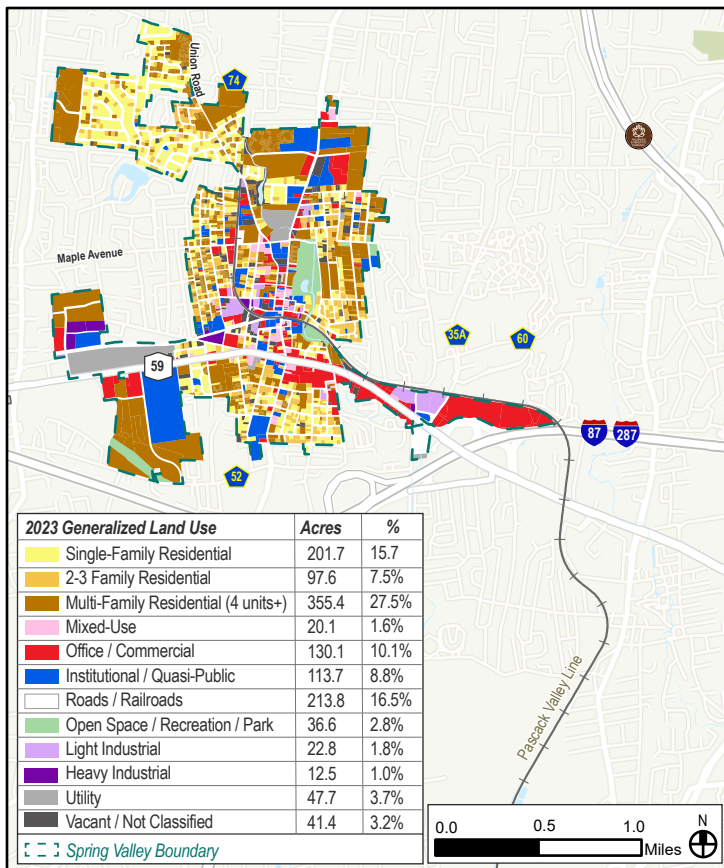
Village of Sloatsburg

Income & Housing	Count		Historic		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Income & Poverty						
Median Household Income	\$85,919	\$104,444			+18,525	+21.6%
Persons Below Poverty Line	111	135	3.7%	4.5%	+24	+21.6%
Household Income in the Past 12 Months						
Less than \$50,000	215	133	19.2%	12.1%	-82	-38.1%
\$50,000-\$99,999	429	318	38.4%	28.9%	-111	-25.9%
\$100,000-\$149,999	263	285	23.5%	25.9%	+22	+8.4%
\$150,000-\$199,999	154	112	13.8%	10.2%	-42	-27.3%
\$200,000 or more	56	254	5.0%	23.0%	+198	+353.6%
Housing						
Total Units	1,102	1,160	100.0%	100.0%	+58	+5.3%
Vacant Units	64	58	5.8%	5.0%	-6	-9.4%
Built Last 20 Years	152	51	12.9%	4.4%	-101	-66.4%
With no car ownership	44	29	3.9%	2.5%	-15	-34.1%
Overcrowded Housing	7	20	0.6%	1.8%	+13	+185.7%
Housing Vacancy Rates by Type						
Total	64	58	5.8%	5.0%	-6	-9.4%
Homeowner	21	16	1.9%	1.6%	-5	-23.8%
Renter	15	14	1.4%	12.5%	-1	-6.7%
On-The-Market	36	30	3.3%	2.6%	-6	-16.7%
Seasonal/Occasional Use	10	-	0.9%	0.0%	-10	-100.0%
Housing Affordability						
Median Home Value	\$412,400	\$426,100			+13,700	+3.3%
Median Gross Rent	\$1,426	\$2,089			+663	+46.5%
Cost-Burdened Homeowners	384	408	46.3%	40.6%	24	6.3%
Cost-Burdened Renters	65	50	24.9%	54.3%	-15	-23.1%
Median On-The-Market Home for Sale Price	\$750,000					
Annual Income to Afford Homes for Sale	\$187,500					
Affordability Gap to Own	-\$83,056					
Median On-The-Market Apartment for Rent	NA					
Annual Income to Afford Rentals on the	NA					
Affordability Gap to Rent	NA					

Commutation	Locations		% of Total	
	2010	2022	2010	2022
Top 5 Employment Locations Where Local Residents Travel for Work				
1	New York City, NY	New York City, NY	14.9%	13.9%
2	Sloatsburg village, NY	Sloatsburg village, NY	5.4%	7.3%
3	Suffern village, NY	Airmont village, NY	5.3%	4.9%
4	Montebello village, NY	Suffern village, NY	4.1%	4.6%
5	Airmont village, NY	Nanuet CDP, NY	4.0%	3.8%
Top 5 Home Locations Where Local Workers Live				
1	Sloatsburg village, NY	Sloatsburg village, NY	17.9%	21.3%
2	Suffern village, NY	Tuxedo village, NY	4.0%	4.0%
3	Spring Valley village, NY	Suffern village, NY	3.3%	3.8%
4	Airmont village, NY	Spring Valley village, NY	2.6%	2.8%
5	Hillcrest CDP, NY	New York City, NY	2.6%	2.6%

Top Languages Spoken at Home	Languages		% of Total	
	2010	2023	2010	2023
1	English	English	85.7%	69.9%
2	Spanish/Related	Spanish/Related	6.8%	10.6%
3	Other Indo-Euro	Russian/Slavic	3.9%	9.9%
4	Russian/Slavic	Chinese/Related	0.8%	3.5%
5	Tagalog/Related	Other/Unspecified	0.7%	2.3%





Spring Valley - 2023 Generalized Land Use

Sources: BFJ Planning, Rockland County Planning Department

Village of Spring Valley

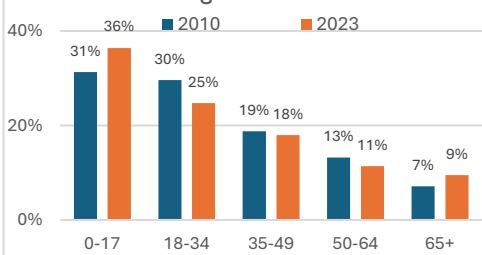
Spring Valley's population increased by roughly 5% between 2010 and 2023. With growth in the age cohorts under 18 (+2200) and 65+ (+900), the median age in the Village decreased from 28.8 to 27.1. Growth in the White Non-Hispanic and Hispanic populations was offset by significant outmigration among Black Non-Hispanics and Asians. The share of the population that speaks English less than very well increased to 46.9% with the most common languages spoken at home being Spanish/Related (26%), English (24%), German/Related (23%), and French/Related (19%). An increasing share (58%) of K-12 students attend private schools.

Median household income in Spring Valley is \$56,151—roughly half of the County median. Almost one third of residents are classified as living in poverty. Median home value for the 25% of households that are owner-occupied was \$360,000 in 2023. Median rent was \$1,673. 44% of owners and 62% of renters are already paying more than considered affordable for housing. June 2025 real estate listings indicate a median asking sales price of \$850,000 for single family homes and \$1,800 for rental units, even further beyond the reach of Spring Valley residents.

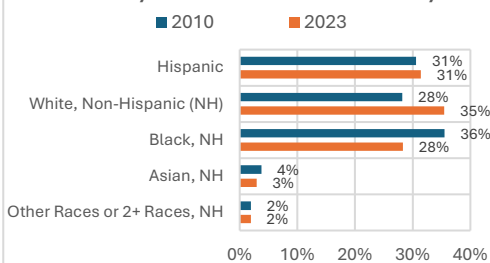
Demographics

	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Population						
Total Population	31,347	32,995	100.0%	100.0%	+1,648	+5.3%
In Households	31,131	32,836	99.3%	99.5%	+1,705	+5.5%
In Group Quarters	216	159	0.7%	0.5%	-57	-26.4%
Age						
0-17	9,811	12,015	31.3%	36.4%	+2,204	+22.5%
18-34	9,281	8,161	29.6%	24.7%	-1,120	-12.1%
35-49	5,878	5,929	18.8%	18.0%	+51	+0.9%
50-64	4,145	3,763	13.2%	11.4%	-382	-9.2%
65+	2,232	3,127	7.1%	9.5%	+895	+40.1%
Median Age	28.8	27.1			-1.7	-5.9%
Race & Ethnicity						
Hispanic	9,588	10,362	30.6%	31.4%	+774	+8.1%
White, Non-Hispanic (NH)	8,834	11,703	28.2%	35.5%	+2,869	+32.5%
Black, NH	11,133	9,334	35.5%	28.3%	-1,799	-16.2%
Asian, NH	1,175	962	3.7%	2.9%	-213	-18.1%
Other Races or 2+ Races, NH	617	634	2.0%	1.9%	+17	+2.8%
Language Spoken at Home Among Population Aged 5+						
Residents Speak Only English	8,874	6,877	32.8%	24.0%	-1,997	-22.5%
Speak English Very Well	7,495	8,329	27.7%	29.1%	+834	+11.1%
Speak English Less than Very Well	10,681	13,413	39.5%	46.9%	+2,732	+25.6%
Educational Attainment Among Population Aged 25+						
Less than High School	4,448	4,616	25.2%	25.7%	+168	+3.8%
High School Graduate	5,181	5,061	29.3%	28.2%	-120	-2.3%
Some College	4,112	5,255	23.3%	29.3%	+1,143	+27.8%
College Degree	2,684	2,085	15.2%	11.6%	-599	-22.3%
Graduate or Professional Degree	1,249	945	7.1%	5.3%	-304	-24.3%
Enrollment in Grades K-12 (based on Household Surveys)						
Total Enrollment	6,758	7,666	100.0%	100.0%	+908	+13.4%
Public School Enrollment	4,474	3,200	66.2%	41.7%	-1,274	-28.5%
Private School Enrollment	2,284	4,466	33.8%	58.3%	+2,182	+95.5%
Labor Force Among Population 16+						
Total Labor Force	15,484	14,616	71.1%	66.7%	-868	-5.6%
Employed	14,047	13,880	90.7%	95.0%	-167	-1.2%
Unemployed	1,403	706	9.1%	4.8%	-697	-49.7%
Households						
<i>Average Household Size by Tenure</i>						
Total	3.56	3.63			+0.07	+2.0%
Homeowners	3.56	3.90			+0.34	+9.6%
Renters	3.56	3.54			-0.02	-0.6%
<i>Tenure</i>						
Owner-Occupied	2,514	2,313	28.7%	25.6%	-201	-8.0%
Renter-Occupied	6,241	6,722	71.3%	74.4%	+481	+7.7%

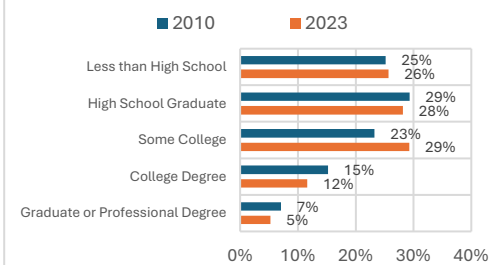
Age Distribution



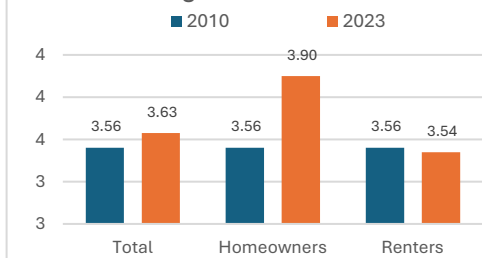
Mutually Exclusive Race & Ethnicity



Educational Attainment



Average Household Size

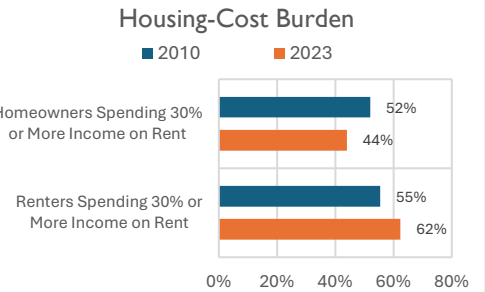
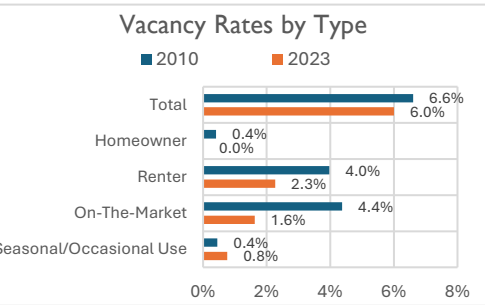
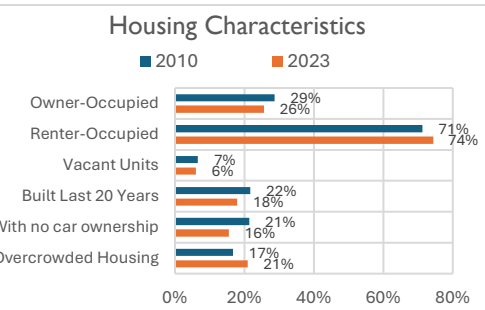
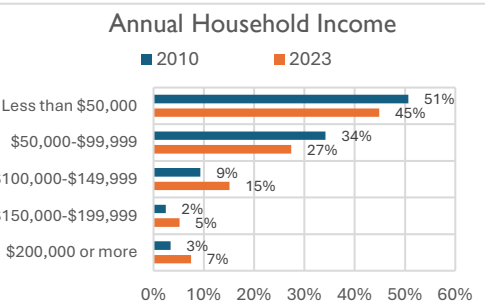
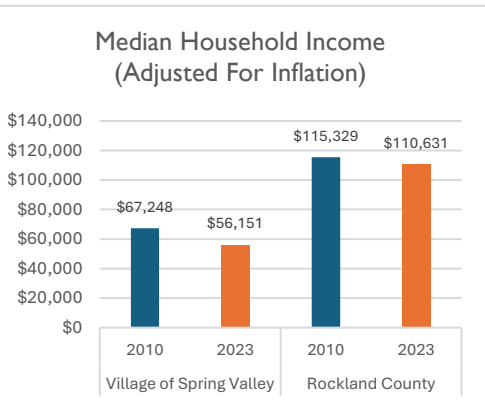


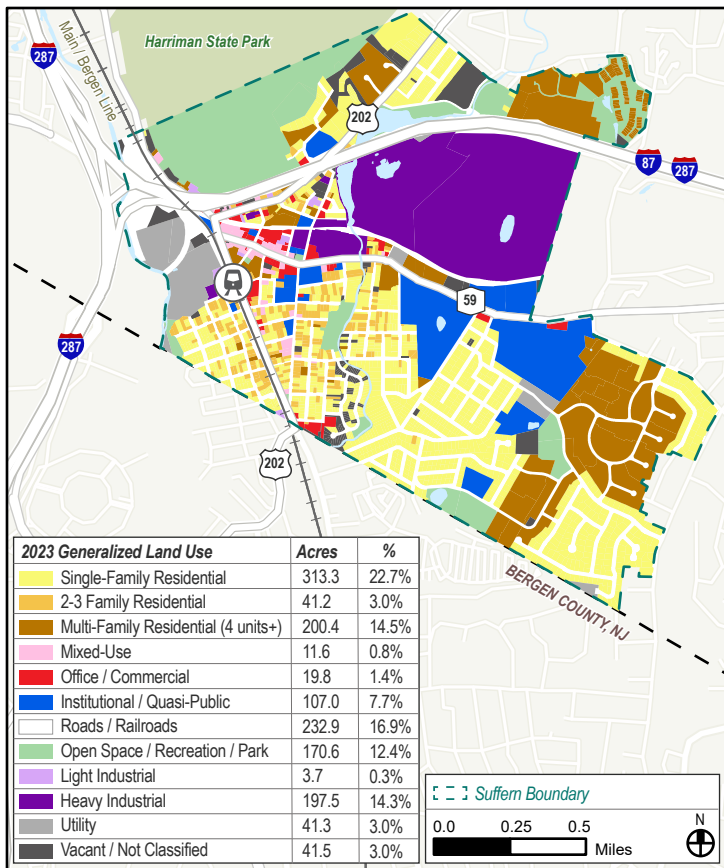
Village of Spring Valley

Income & Housing	Count		Historic		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Income & Poverty						
Median Household Income	\$48,125	\$56,151			+8,026	+16.7%
Persons Below Poverty Line	6,292	10,265	21.0%	31.2%	+3,973	+63.1%
Household Income in the Past 12 Months						
Less than \$50,000	4,465	4,056	50.7%	44.9%	-409	-9.2%
\$50,000-\$99,999	3,014	2,475	34.2%	27.4%	-539	-17.9%
\$100,000-\$149,999	823	1,363	9.3%	15.1%	+540	+65.6%
\$150,000-\$199,999	213	465	2.4%	5.1%	+252	+118.3%
\$200,000 or more	298	676	3.4%	7.5%	+378	+126.8%
Housing						
Total Units	9,374	9,612	100.0%	100.0%	+238	+2.5%
Vacant Units	619	577	6.6%	6.0%	-42	-6.8%
Built Last 20 Years	2,073	1,724	21.7%	17.9%	-349	-16.8%
With no car ownership	1,889	1,491	21.4%	15.5%	-398	-21.1%
Overcrowded Housing	1,471	1,888	16.7%	20.9%	+417	+28.3%
Housing Vacancy Rates by Type						
Total	619	577	6.6%	6.0%	-42	-6.8%
Homeowner	38	-	0.4%	0.0%	-38	-100.0%
Renter	372	156	4.0%	2.3%	-216	-58.1%
On-The-Market	410	156	4.4%	1.6%	-254	-62.0%
Seasonal/Occasional Use	42	73	0.4%	0.8%	+31	+73.8%
Housing Affordability						
Median Home Value	\$301,500	\$351,500			+50,000	+16.6%
Median Gross Rent	\$1,108	\$1,673			+565	+51.0%
Cost-Burdened Homeowners	1,328	995	52.0%	43.9%	-333	-25.1%
Cost-Burdened Renters	3,385	3,983	55.4%	62.4%	+598	+17.7%
Median On-The-Market Home for Sale Price	\$850,000					
Annual Income to Afford Homes for Sale	\$212,500					
Affordability Gap to Own	-\$156,349					
Median On-The-Market Apartment for Rent	\$1,800					
Annual Income to Afford Rentals on the	\$72,000					
Affordability Gap to Rent	-\$15,849					

Commutation	Locations		% of Total	
	2010	2022	2010	2022
Top 5 Employment Locations Where Local Residents Travel for Work				
1	New York City, NY	New York City, NY	22.1%	22.1%
2	Spring Valley village, NY	Spring Valley village, NY	5.8%	10.1%
3	Nanuet CDP, NY	Monsey CDP, NY	5.2%	4.7%
4	New City CDP, NY	Nanuet CDP, NY	3.8%	4.0%
5	Chestnut Ridge village, NY	New City CDP, NY	3.3%	2.7%
Top 5 Home Locations Where Local Workers Live				
1	Spring Valley village, NY	New York City, NY	10.9%	14.0%
2	New York City, NY	Spring Valley village, NY	8.5%	13.9%
3	Monsey CDP, NY	Monsey CDP, NY	7.2%	7.8%
4	New Square village, NY	New City CDP, NY	4.5%	2.7%
5	New City CDP, NY	New Square village, NY	3.4%	2.6%

Top Languages Spoken at Home	Languages		% of Total	
	2010	2023	2010	2023
1	English	Spanish/Related	32.8%	26.4%
2	Spanish/Related	English	26.7%	24.0%
3	French/Related	German/Related	21.1%	23.1%
4	German/Related	French/Related	8.4%	18.9%
5	Russian/Slavic	Other/Unspecified	3.7%	2.1%





Suffern - 2023 Generalized Land Use

Sources: BFJ Planning, Rockland County Planning Department

Village of Suffern

Suffern’s population grew by almost 700 residents between 2010 and 2023. While there was a decrease in the number of White Non-Hispanic residents (-1,136), it was offset by growth in all other segments of the population led by Black Non-Hispanics (+1,392). As of 2023, two-thirds of residents speak English at home, followed by Spanish (14.1%), French (5.6%), Other Indo-European (3.9%) and Russian (2.3%).

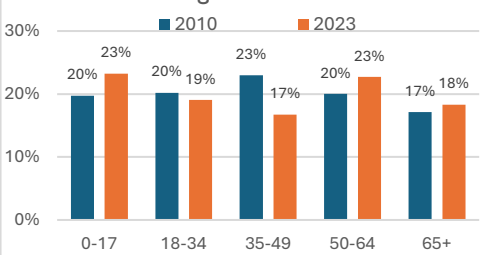
Educational attainment levels among adults were lower in 2023, with increases in the less than high school and high school graduate cohorts and decreases in the some college and college degree categories. Suffern’s children largely attend public schools.

70.4% of households are owner-occupied, with an average value of \$350,000. Median rent for the village’s 1,348 rental units is \$2,068. 28.5% of owners and 51% of renters are cost-burdened. As of June 2025, the median asking price for a home was \$450,000; median asking rent was \$2,600—beyond the level considered affordable for more than half of resident households. Further effecting the market is the doubled number of rental units available for seasonal or occasional use.

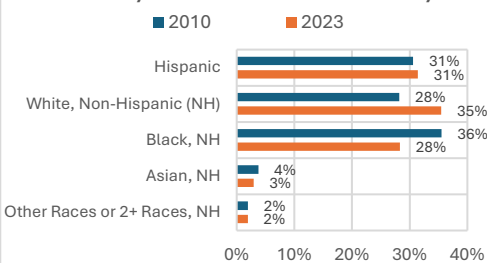
Demographics

	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Population						
Total Population	10,723	11,395	100.0%	100.0%	+672	+6.3%
In Households	10,473	11,165	97.7%	98.0%	+692	+6.6%
In Group Quarters	250	230	2.3%	2.0%	-20	-8.0%
Age						
0-17	2,113	2,647	19.7%	23.2%	+534	+25.3%
18-34	2,166	2,171	20.2%	19.1%	+5	+0.2%
35-49	2,462	1,907	23.0%	16.7%	-555	-22.5%
50-64	2,145	2,587	20.0%	22.7%	+442	+20.6%
65+	1,837	2,083	17.1%	18.3%	+246	+13.4%
Median Age	41.6	41.1			-0.5	-1.2%
Race & Ethnicity						
Hispanic	1,917	2,081	17.9%	18.3%	+164	+8.6%
White, Non-Hispanic (NH)	7,598	6,462	70.9%	56.7%	-1,136	-15.0%
Black, NH	435	1,827	4.1%	16.0%	+1,392	+320.0%
Asian, NH	581	630	5.4%	5.5%	+49	+8.4%
Other Races or 2+ Races, NH	192	395	1.8%	3.5%	+203	+105.7%
Language Spoken at Home Among Population Aged 5+						
Residents Speak Only English	8,285	7,287	81.4%	67.5%	-998	-12.0%
Speak English Very Well	1,064	2,083	10.4%	19.3%	+1,019	+95.8%
Speak English Less than Very Well	835	1,426	8.2%	13.2%	+591	+70.8%
Educational Attainment Among Population Aged 25+						
Less than High School	349	724	4.5%	9.2%	+375	+107.4%
High School Graduate	1,471	1,711	19.1%	21.7%	+240	+16.3%
Some College	2,509	1,999	32.6%	25.4%	-510	-20.3%
College Degree	1,936	1,864	25.1%	23.7%	-72	-3.7%
Graduate or Professional Degree	1,435	1,579	18.6%	20.0%	+144	+10.0%
Enrollment in Grades K-12 (based on Household Surveys)						
Total Enrollment	1,875	1,961	100.0%	100.0%	+86	+4.6%
Public School Enrollment	1,808	1,864	96.4%	95.1%	+56	+3.1%
Private School Enrollment	67	97	3.6%	4.9%	+30	+44.8%
Labor Force Among Population 16+						
Total Labor Force	6,356	6,158	72.8%	66.7%	-198	-3.1%
Employed	6,098	5,804	95.9%	94.3%	-294	-4.8%
Unemployed	258	326	4.1%	5.3%	+68	+26.4%
Households						
<i>Average Household Size by Tenure</i>						
Total	2.31	2.45			+0.14	+6.1%
Homeowners	2.33	2.36			+0.03	+1.3%
Renters	2.26	2.68			+0.42	+18.6%
<i>Tenure</i>						
Owner-Occupied	3,202	3,203	70.6%	70.4%	+1	+0.0%
Renter-Occupied	1,332	1,348	29.4%	29.6%	+16	+1.2%

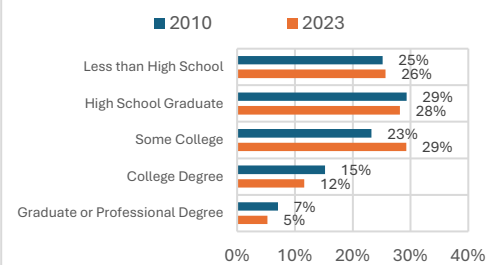
Age Distribution



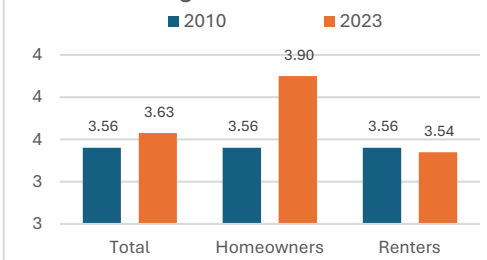
Mutually Exclusive Race & Ethnicity



Educational Attainment



Average Household Size

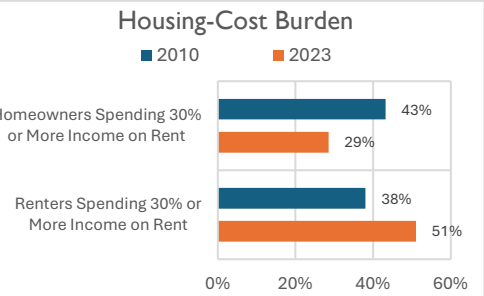
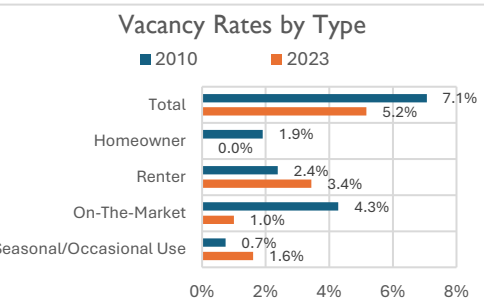
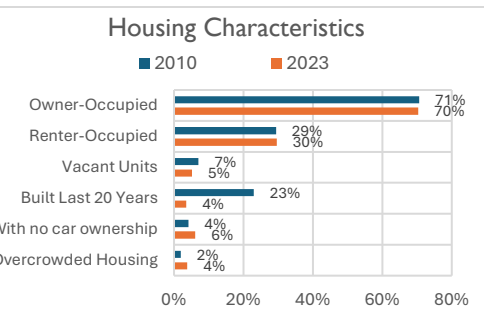
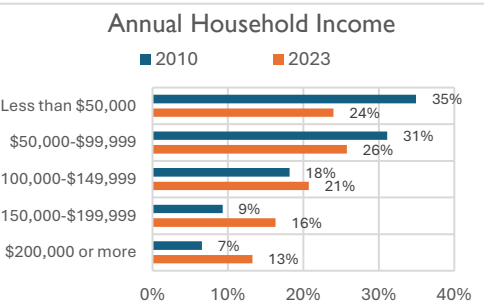
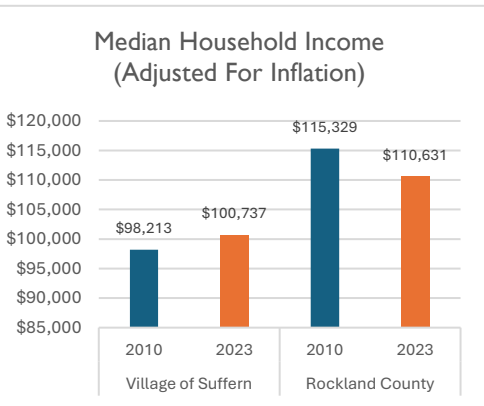


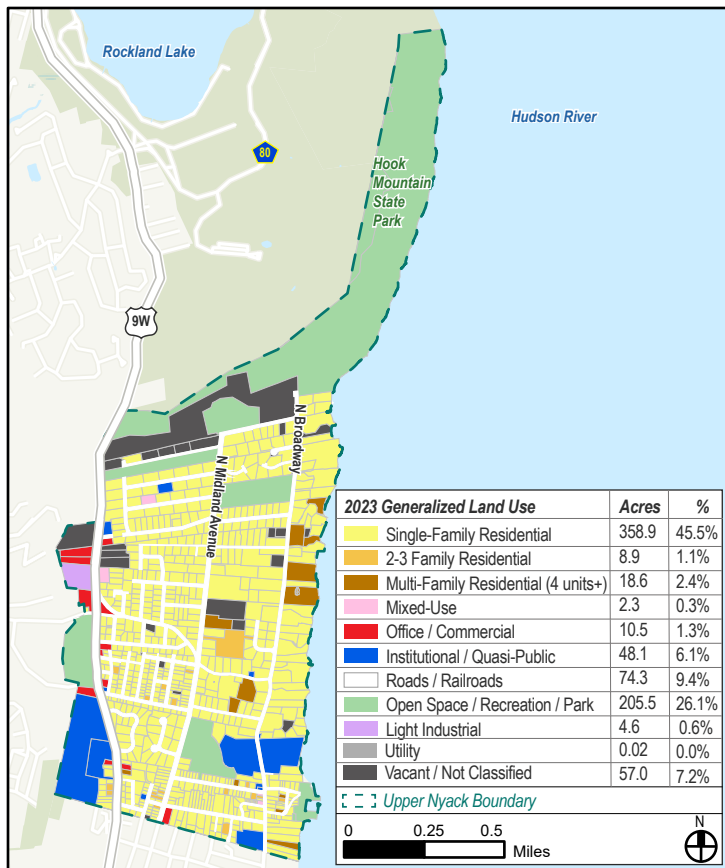
Village of Suffern

Income & Housing	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Income & Poverty						
Median Household Income	\$70,285	\$100,737			+30,452	+43.3%
Persons Below Poverty Line	400	497	3.7%	4.4%	+97	+24.3%
Household Income in the Past 12 Months						
Less than \$50,000	1,584	1,092	34.9%	24.0%	-492	-31.1%
\$50,000-\$99,999	1,410	1,172	31.1%	25.8%	-238	-16.9%
\$100,000-\$149,999	823	943	18.1%	20.7%	+120	+14.6%
\$150,000-\$199,999	421		9.3%	16.3%	+321	+76.2%
\$200,000 or more	297		6.5%	13.2%	+305	+102.7%
Housing						
Total Units	4,879	4,799	100.0%	100.0%	-80	-1.6%
Vacant Units	345	248	7.1%	5.2%	-97	-28.1%
Built Last 20 Years	1,096	169	23.0%	3.5%	-927	-84.6%
With no car ownership	188	294	4.1%	6.1%	+106	+56.4%
Overcrowded Housing	88	175	1.9%	3.8%	+87	+98.9%
Housing Vacancy Rates by Type						
Total	4,879	4,799	100.0%	100.0%	-80	-1.6%
Homeowner	345	248	7.1%	5.2%	-97	-28.1%
Renter	1,096	169	23.0%	3.5%	-927	-84.6%
On-The-Market	188	294	4.1%	6.1%	+106	+56.4%
Seasonal/Occasional Use	88	175	1.9%	3.8%	+87	+98.9%
Housing Affordability						
Median Home Value	\$338,100	\$350,200			+12,100	+3.6%
Median Gross Rent	\$1,224	\$2,068			+844	+69.0%
Cost-Burdened Homeowners	1,407	911	43.2%	28.5%	-496	-35.3%
Cost-Burdened Renters	459	653	38.0%	51.0%	194	42.3%
Median On-The-Market Home for Sale Price		\$450,000				
Annual Income to Afford Homes for Sale		\$112,500				
Affordability Gap to Own		-\$11,763				
Median On-The-Market Apartment for Rent		\$2,600				
Annual Income to Afford Rentals on the		\$104,000				
Affordability Gap to Rent		-\$3,263				

Commutation	Locations		% of Total	
	2010	2022	2010	2022
Top 5 Employment Locations Where Local Residents Travel for Work				
1	New York City, NY	New York City, NY	17.0%	17.3%
2	Suffern village, NY	Suffern village, NY	9.2%	8.9%
3	New City CDP, NY	New City CDP, NY	4.3%	3.3%
4	Airmont village, NY	Airmont village, NY	3.8%	3.2%
5	Montebello village, NY	Ramsey borough, NJ	3.0%	3.0%
Top 5 Home Locations Where Local Workers Live				
1	Suffern village, NY	Suffern village, NY	12.5%	10.3%
2	New City CDP, NY	Spring Valley village, NY	4.0%	5.4%
3	Airmont village, NY	New York City, NY	3.9%	5.1%
4	New York City, NY	New City CDP, NY	3.6%	3.8%
5	Spring Valley village, NY	Nanuet CDP, NY	3.6%	2.5%

Top Languages Spoken at Home	Languages		% of Total	
	2010	2023	2010	2023
1	English	English	81.4%	67.5%
2	Spanish/Related	Spanish/Related	10.9%	14.1%
3	Other Indo-Euro	French/Related	2.9%	5.6%
4	Russian/Slavic	Other Indo-Euro	1.6%	3.9%
5	French/Related	Russian/Slavic	0.9%	2.3%





Upper Nyack - 2023 Generalized Land Use

Sources: BFJ Planning, Rockland County Planning Department

Village of Upper Nyack

Upper Nyack’s population was unchanged from 2010-2023, appearing to largely age in place as median age increased from 44.9 to 49.7. There were minor demographic shifts as the White Non-Hispanic population (-285) was replaced in equal parts by new Hispanic (+137) and Black Non-Hispanic (+154) residents. The most common languages (after English) spoke at home are Spanish, French, and Arabic; but the vast majority (96.2%) of residents speak English at least very well.

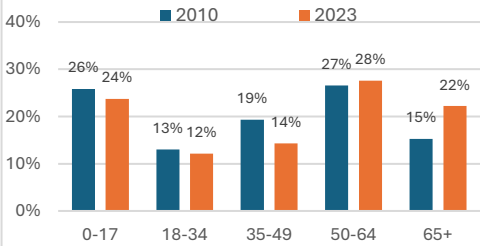
Almost 30% of working residents commute into New York City for work and 20% of Upper Nyack workers travel in from the City—significantly greater shares than most of the rest of Rockland County or the County as a whole.

85% of households are owner-occupied and have a median value of \$650,000. Median rent was \$2,262. Even with a median income of \$181,364—relatively high for Rockland County—40% of owners and 58% of renters pay more than is affordable for housing. June 2025 multiple listing services report median asking prices for homes of \$1.25 million and asking rents of \$2,800.

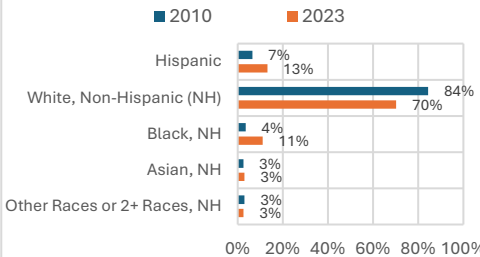
Demographics

	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Population						
Total Population	2,063	2,072	100.0%	100.0%	+9	+0.4%
In Households	1,935	2,010	93.8%	97.0%	+75	+3.9%
In Group Quarters	128	62	6.2%	3.0%	-66	-51.6%
Age						
0-17	533	492	25.8%	23.7%	-41	-7.7%
18-34	268	252	13.0%	12.2%	-16	-6.0%
35-49	399	297	19.3%	14.3%	-102	-25.6%
50-64	548	571	26.6%	27.6%	+23	+4.2%
65+	315	460	15.3%	22.2%	+145	+46.0%
Median Age	44.9	49.7			+4.8	+10.7%
Race & Ethnicity						
Hispanic	135	272	6.5%	13.1%	+137	+101.5%
White, Non-Hispanic (NH)	1,740	1,455	84.3%	70.2%	-285	-16.4%
Black, NH	74	228	3.6%	11.0%	+154	+208.1%
Asian, NH	52	63	2.5%	3.0%	+11	+21.2%
Other Races or 2+ Races, NH	62	54	3.0%	2.6%	-8	-12.9%
Language Spoken at Home Among Population Aged 5+						
Residents Speak Only English	1,693	1,598	90.9%	79.9%	-95	-5.6%
Speak English Very Well	152	327	8.2%	16.4%	+175	+115.1%
Speak English Less than Very Well	18	75	1.0%	3.8%	+57	+316.7%
Educational Attainment Among Population Aged 25+						
Less than High School	37	32	2.7%	2.3%	-5	-13.5%
High School Graduate	99	129	7.2%	9.2%	+30	+30.3%
Some College	273	245	19.8%	17.4%	-28	-10.3%
College Degree	394	437	28.6%	31.1%	+43	+10.9%
Graduate or Professional Degree	577	564	41.8%	40.1%	-13	-2.3%
Enrollment in Grades K-12 (based on Household Surveys)						
Total Enrollment	393	455	100.0%	100.0%	+62	+15.8%
Public School Enrollment	361	349	91.9%	76.7%	-12	-3.3%
Private School Enrollment	32	106	8.1%	23.3%	+74	+231.3%
Labor Force Among Population 16+						
Total Labor Force	1,107	1,086	71.2%	63.5%	-21	-1.9%
Employed	1,052	1,016	95.0%	93.6%	-36	-3.4%
Unemployed	55	70	5.0%	6.4%	+15	+27.3%
Households						
Average Household Size by Tenure						
Total	2.65	2.68			+0.03	+1.1%
Homeowners	2.72	2.70			-0.02	-0.7%
Renters	2.23	2.19			-0.04	-1.8%
Tenure						
Owner-Occupied	626	724	85.8%	96.5%	+98	+15.7%
Renter-Occupied	104	26	14.2%	3.5%	-78	-75.0%

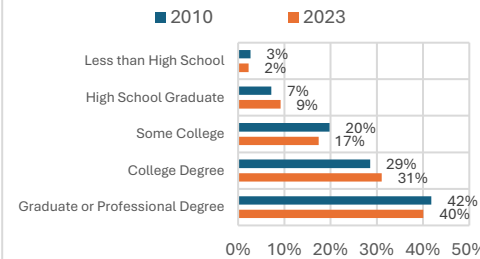
Age Distribution



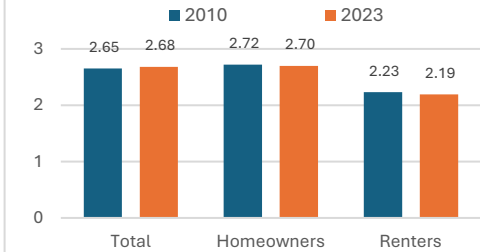
Mutually Exclusive Race & Ethnicity



Educational Attainment

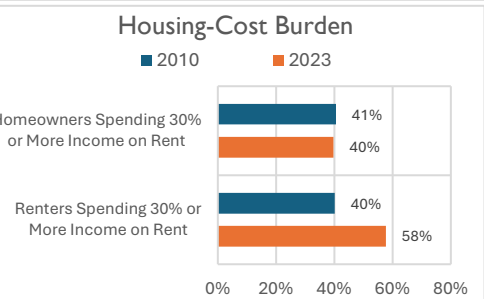
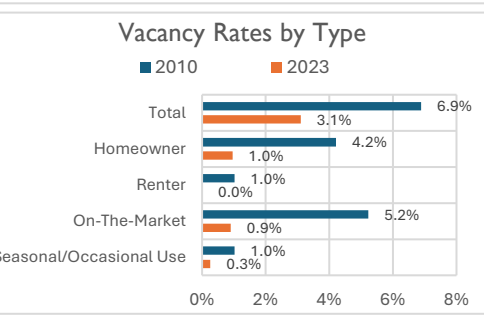
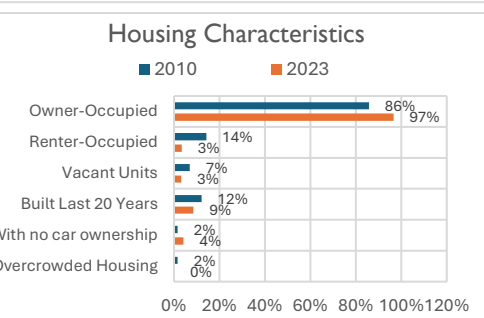
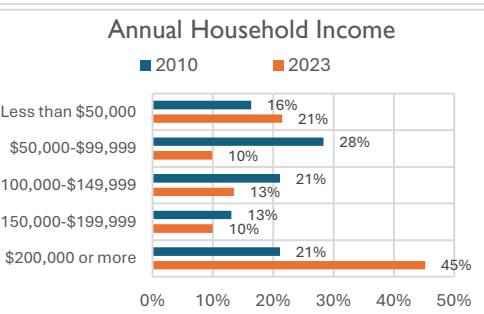
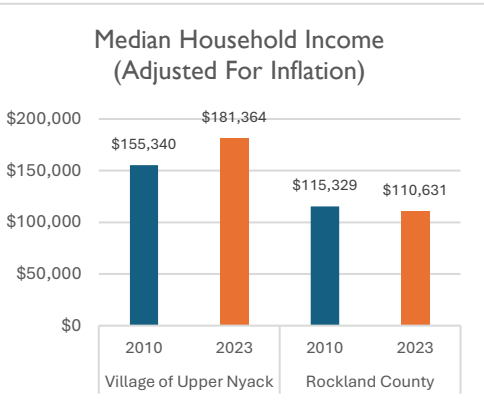


Average Household Size



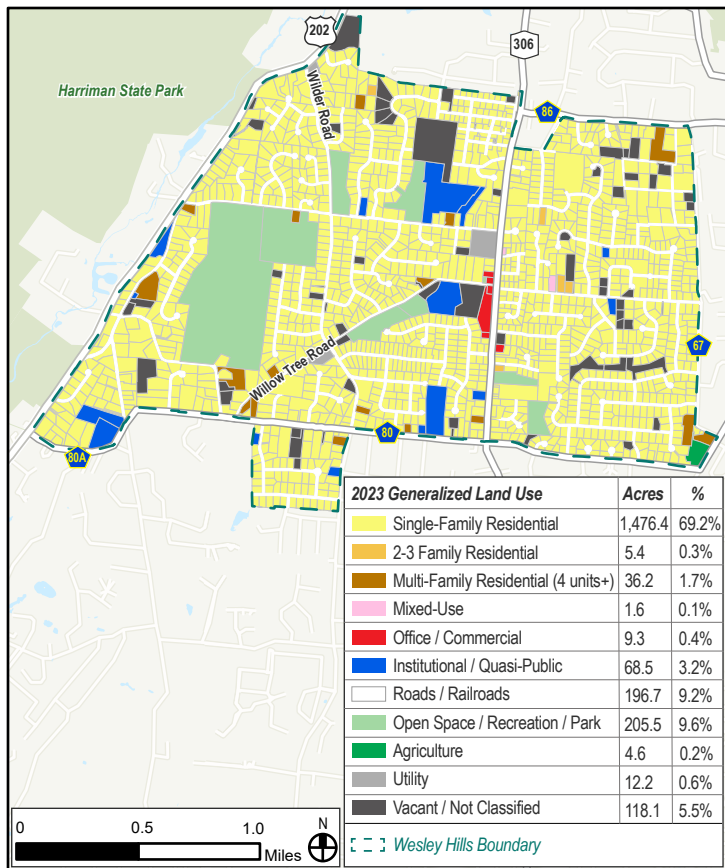
Village of Upper Nyack

Income & Housing	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Income & Poverty						
Median Household Income	\$111,167	\$181,364			+70,197	+63.1%
Persons Below Poverty Line	96	215	4.8%	10.6%	+119	+124.0
Household Income in the Past 12 Months						
Less than \$50,000	120	161	16.3%	21.5%	+41	+34.2%
\$50,000-\$99,999	208	74	28.3%	9.9%	-134	-64.4%
\$100,000-\$149,999	155	101	21.1%	13.5%	-54	-34.8%
\$150,000-\$199,999	96	75	13.1%	10.0%	-21	-21.9%
\$200,000 or more	155		21.1%	45.2%	+184	+118.7
Housing						
Total Units	784	774	100.0%	100.0%	-10	-1.3%
Vacant Units	54	24	6.9%	3.1%	-30	-55.6%
Built Last 20 Years	95	66	12.1%	8.5%	-29	-30.5%
With no car ownership	12	32	1.6%	4.1%	+20	+166.7
Overcrowded Housing	12	0	1.6%	0.0%	-12	-100.0%
Housing Vacancy Rates by Type						
Total	54	24	6.9%	3.1%	-30	-55.6%
Homeowner	33	7	4.2%	1.0%	-26	-78.8%
Renter	8	-	1.0%	0.0%	-8	-100.0%
On-The-Market	41	7	5.2%	0.9%	-34	-82.9%
Seasonal/Occasional Use	8	2	1.0%	0.3%	-6	-75.0%
Housing Affordability						
Median Home Value	\$641,800	\$681,000			+39,200	+6.1%
Median Gross Rent	\$1,734	\$2,262			+528	+30.4%
Cost-Burdened Homeowners	249	283	40.6%	39.7%	+34	+13.7%
Cost-Burdened Renters	43	15	40.2%	57.7%	-28	-65.1%
Median On-The-Market Home for Sale Price		\$1,250,000				
Annual Income to Afford Homes for Sale		\$312,500				
Affordability Gap to Own		-\$131,136				
Median On-The-Market Apartment for Rent		\$2,800				
Annual Income to Afford Rentals on the		\$112,000				
Affordability Gap to Rent		+\$69,364				



Commutation	Locations		% of Total	
	2010	2022	2010	2022
Top 5 Employment Locations Where Local Residents Travel for Work				
1	New York City, NY	New York City, NY	23.1%	29.2%
2	Nyack village, NY	Nyack village, NY	6.4%	6.8%
3	New City CDP, NY	Upper Nyack village, NY	5.0%	4.3%
4	Pearl River CDP, NY	Pearl River CDP, NY	3.5%	2.6%
5	Upper Nyack village, NY	New City CDP, NY	3.2%	2.5%
Top 5 Home Locations Where Local Workers Live				
1	New York City, NY	New York City, NY	17.8%	14.2%
2	Upper Nyack village, NY	Upper Nyack village, NY	6.2%	6.4%
3	Nyack village, NY	New City CDP, NY	5.2%	6.0%
4	Dobbs Ferry village, NY	Valley Cottage CDP, NY	3.5%	3.7%
5	Nanuet CDP, NY	Nanuet CDP, NY	2.9%	3.6%

Top Languages Spoken at Home	Languages		% of Total	
	2010	2023	2010	2023
1	English	English	90.9%	79.9%
2	Spanish/Related	Spanish/Related	3.2%	7.1%
3	Tagalog/Related	French/Related	1.8%	4.8%
4	Russian/Slavic	Arabic	1.6%	2.8%
5	German/Related	German/Related	0.9%	1.4%



Wesley Hills - 2023 Generalized Land Use

Sources: BFJ Planning, Rockland County Planning Department

Village of Wesley Hills

The Village of Wesley Hills increased by 500 residents between 2010 and 2023, but saw little demographic change. The population of 6,150 is 92.7% White Non-Hispanic, English-speaking, homeowners. The median age increased slightly by 2 years to 33.4, as the population aged in place. Roughly 79% of children in both 2010 and 2023 attended private schools.

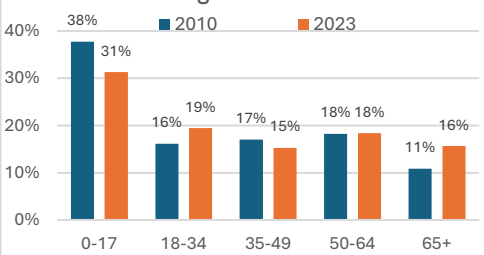
The median income of the Village was \$179,000 in 2023, \$70,000 higher than the County’s median. The number of households with incomes of \$200,000 or more doubled between 2010 and 2023, while the share in the lowest income category remained the same at 15% of households; 5% of the population lives in poverty.

The median home value in Wesley Hills was \$893,000 and the median rent \$1,844. 36% of owners and 82% of renters pay more than is considered affordable for housing. As of June 2025, the median asking price for a home is \$1.0 million; affordable to households with incomes of \$250,000 or more. (No rentals were listed.)

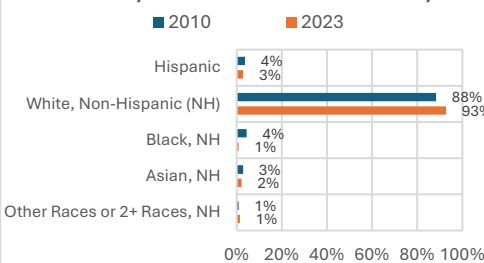
Demographics

	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Population						
Total Population	5,628	6,150	100.0%	100.0%	+522	+9.3%
In Households	5,550	6,018	98.6%	97.9%	+468	+8.4%
In Group Quarters	78	132	1.4%	2.1%	+54	+69.2%
Age						
0-17	2,123	1,926	37.7%	31.3%	-197	-9.3%
18-34	907	1,195	16.1%	19.4%	+288	+31.8%
35-49	959	937	17.0%	15.2%	-22	-2.3%
50-64	1,028	1,130	18.3%	18.4%	+102	+9.9%
65+	611	962	10.9%	15.6%	+351	+57.4%
Median Age	31.4	33.4			+2.0	+6.4%
Race & Ethnicity						
Hispanic	206	178	3.7%	2.9%	-28	-13.6%
White, Non-Hispanic (NH)	4,969	5,701	88.3%	92.7%	+732	+14.7%
Black, NH	246	52	4.4%	0.8%	-194	-78.9%
Asian, NH	158	134	2.8%	2.2%	-24	-15.2%
Other Races or 2+ Races, NH	49	85	0.9%	1.4%	+36	+73.5%
Language Spoken at Home Among Population Aged 5+						
Residents Speak Only English	3,623	4,289	73.2%	75.6%	+666	+18.4%
Speak English Very Well	839	1,096	16.9%	19.3%	+257	+30.6%
Speak English Less than Very Well	488	285	9.9%	5.0%	-203	-41.6%
Educational Attainment Among Population Aged 25+						
Less than High School	88	89	2.7%	2.6%	+1	+1.1%
High School Graduate	389	658	11.9%	19.0%	+269	+69.2%
Some College	537	498	16.4%	14.4%	-39	-7.3%
College Degree	1,212	978	36.9%	28.3%	-234	-19.3%
Graduate or Professional Degree	1,055	1,233	32.2%	35.7%	+178	+16.9%
Enrollment in Grades K-12 (based on Household Surveys)						
Total Enrollment	1,335	1,544	100.0%	100.0%	+209	+15.7%
Public School Enrollment	281	326	21.0%	21.1%	+45	+16.0%
Private School Enrollment	1,054	1,218	79.0%	78.9%	+164	+15.6%
Labor Force Among Population 16+						
Total Labor Force	2,679	2,666	70.9%	60.2%	-13	-0.5%
Employed	2,569	2,609	95.9%	97.9%	+40	+1.6%
Unemployed	110	57	4.1%	2.1%	-53	-48.2%
Households						
Average Household Size by Tenure						
Total	3.73	3.80			+0.07	+1.9%
Homeowners	3.72	3.75			+0.03	+0.8%
Renters	3.83	4.31			+0.48	+12.5%
Tenure						
Owner-Occupied	1,372	1,434	92.1%	90.5%	+62	+4.5%
Renter-Occupied	117	150	7.9%	9.5%	+33	+28.2%

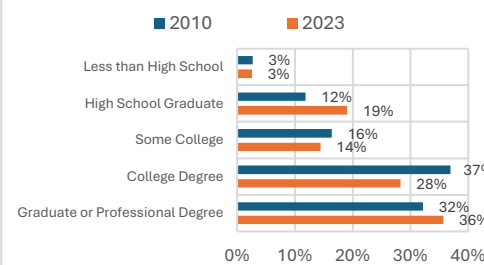
Age Distribution



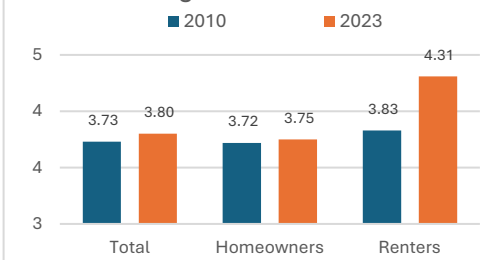
Mutually Exclusive Race & Ethnicity



Educational Attainment



Average Household Size

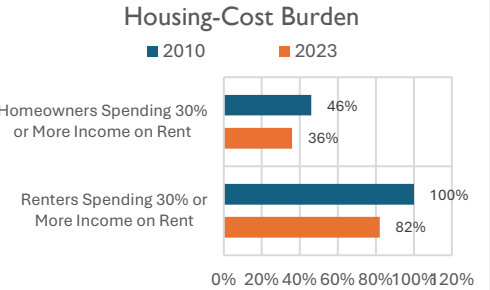
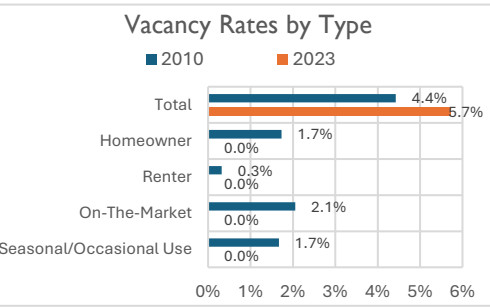
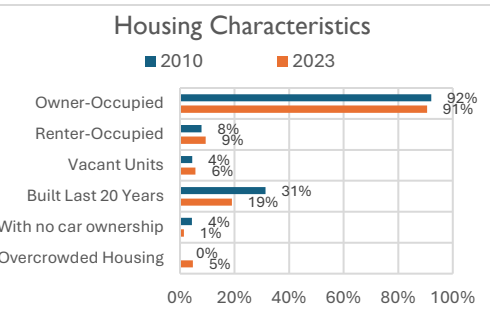
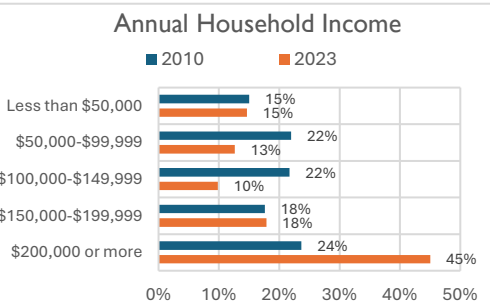
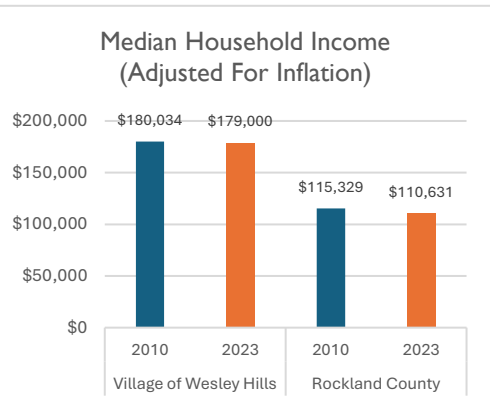


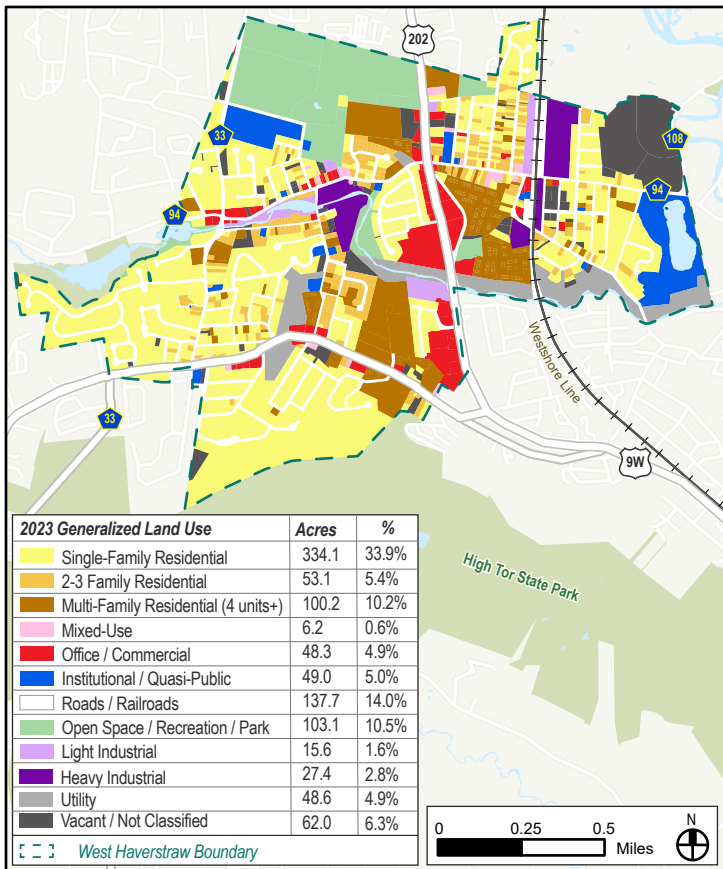
Village of Wesley Hills

Income & Housing	Count		Historic		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Income & Poverty						
Median Household Income	\$128,839	\$179,000			+50,161	+38.9%
Persons Below Poverty Line	228	337	4.2%	5.5%	+109	+47.8%
Household Income in the Past 12 Months						
Less than \$50,000	230	232	15.0%	14.6%	+2	+0.9%
\$50,000-\$99,999	336	200	22.0%	12.6%	-136	-40.5%
\$100,000-\$149,999	332	156	21.7%	9.8%	-176	-53.0%
\$150,000-\$199,999	269	283	17.6%	17.9%	+14	+5.2%
\$200,000 or more	362	713	23.7%	45.0%	+351	+97.0%
Housing						
Total Units	1,558	1,680	100.0%	100.0%	+122	+7.8%
Vacant Units	69	96	4.4%	5.7%	+27	+39.1%
Built Last 20 Years	497	320	31.3%	19.0%	-177	-35.6%
With no car ownership	67	24	4.4%	1.4%	-43	-64.2%
Overcrowded Housing	0	75	0.0%	4.7%	+75	N/A
Housing Vacancy Rates by Type						
Total	69	96	4.4%	5.7%	+27	+39.1%
Homeowner	27	NA	1.7%	NA	NA	NA
Renter	5	NA	0.3%	NA	NA	NA
On-The-Market	32	NA	2.1%	NA	NA	NA
Seasonal/Occasional Use	26	NA	1.7%	NA	NA	NA
Housing Affordability						
Median Home Value	\$609,900	\$893,200			+283,30	+46.5%
Median Gross Rent	\$2,001	\$1,844			-157	-7.8%
Cost-Burdened Homeowners	666	516	46.0%	36.0%	-150	-22.5%
Cost-Burdened Renters	44	123	100.0%	82.0%	79	179.5%
Median On-The-Market Home for Sale Price		\$1,000,000				
Annual Income to Afford Homes for Sale		\$250,000				
Affordability Gap to Own		-				
Median On-The-Market Apartment for Rent		N/A				
Annual Income to Afford Rentals on the		N/A				
Affordability Gap to Rent		N/A				

Commutation	Locations		% of Total	
	2010	2022	2010	2022
Top 5 Employment Locations Where Local Residents Travel for Work				
1	New York City, NY	New York City, NY	20.6%	19.4%
2	Monsey CDP, NY	Spring Valley village, NY	3.6%	5.7%
3	Airmont village, NY	Wesley Hills village, NY	3.2%	4.6%
4	New City CDP, NY	Viola CDP, NY	3.0%	4.2%
5	Wesley Hills village, NY	Monsey CDP, NY	2.8%	4.1%
Top 5 Home Locations Where Local Workers Live				
1	New York City, NY	New York City, NY	10.4%	9.3%
2	Wesley Hills village, NY	Wesley Hills village, NY	8.7%	8.9%
3	Monsey CDP, NY	Spring Valley village, NY	6.0%	6.1%
4	Spring Valley village, NY	Monsey CDP, NY	5.5%	5.6%
5	Viola CDP, NY	Viola CDP, NY	4.5%	4.5%

Top Languages Spoken at Home	Languages		% of Total	
	2010	2023	2010	2023
1	English	English	73.2%	75.6%
2	Other/Unspecified	Other/Unspecified	10.1%	14.6%
3	German/Related	French/Related	5.3%	2.2%
4	Other Asian/Pacific	Other Indo-Euro	3.7%	1.7%
5	Spanish/Related	Russian/Slavic	2.5%	1.7%





West Haverstraw - 2023 Generalized Land Use

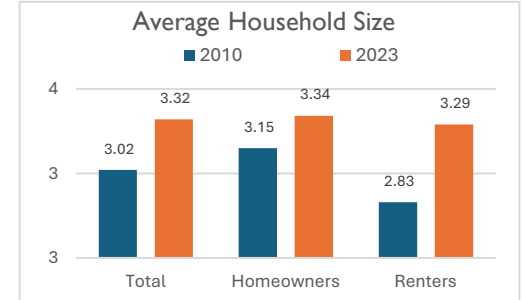
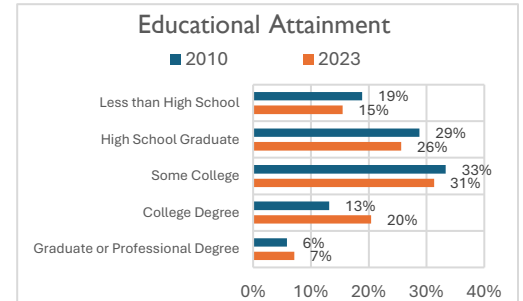
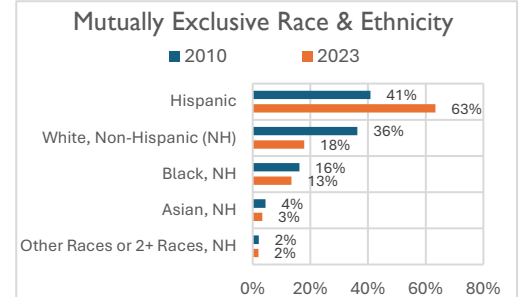
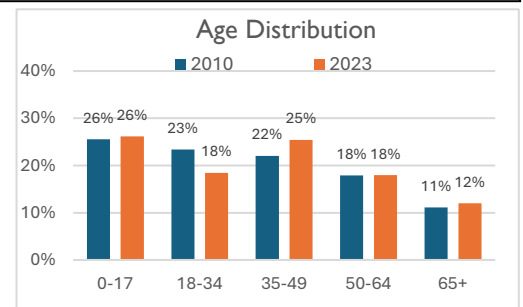
Sources: BFJ Planning, Rockland County Planning Department

Village of West Haverstraw

West Haverstraw's population increased by 5% to 10,663 between 2010 and 2023. All growth came from the Hispanic population (+2,603) when all other demographic segments decreased. The share of the population that does not speak English very well increased to 27.6%, with Spanish being the most common language spoken at home, followed by English, French/Related, and Tagalog. Contrary to the County trend, the median age of the population increased from 35.8 to 39 largely due to growth in the over-35 population cohorts and the decrease in the population 18-34. Educational attainment levels have improved with increases to the shares of population with some college, college, and graduate/professional degrees.

The home-ownership rate in West Haverstraw is 56.6% with a median housing value of \$368,800. The value of housing increased by only 3.7% over 2010 while the median rent increased by more than 33% to \$1,807. The Village's median income was \$86,867 in 2023, \$25,000 less than the County median. 12.6% of residents live in poverty and more than one third of the population pays more than is affordable for housing. June 2025 asking prices are even higher, with a median sales price of \$400,000 and a median asking rent of \$2,000.

Demographics	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Population						
Total Population	10,165	10,663	100.0%	100.0%	+498	+4.9%
In Households	10,057	10,559	98.9%	99.0%	+502	+5.0%
In Group Quarters	108	104	1.1%	1.0%	-4	-3.7%
Age						
0-17	2,600	2,790	25.6%	26.2%	+190	+7.3%
18-34	2,374	1,969	23.4%	18.5%	-405	-17.1%
35-49	2,240	2,709	22.0%	25.4%	+469	+20.9%
50-64	1,819	1,916	17.9%	18.0%	+97	+5.3%
65+	1,132	1,279	11.1%	12.0%	+147	+13.0%
Median Age	35.8	39.0			+3.2	+8.9%
Race & Ethnicity						
Hispanic	4,156	6,759	40.9%	63.4%	+2,603	+62.6%
White, Non-Hispanic (NH)	3,693	1,900	36.3%	17.8%	-1,793	-48.6%
Black, NH	1,644	1,435	16.2%	13.5%	-209	-12.7%
Asian, NH	455	359	4.5%	3.4%	-96	-21.1%
Other Races or 2+ Races, NH	217	210	2.1%	2.0%	-7	-3.2%
Language Spoken at Home Among Population Aged 5+						
Residents Speak Only English	5,069	4,052	55.3%	42.1%	-1,017	-20.1%
Speak English Very Well	2,594	2,920	28.3%	30.3%	+326	+12.6%
Speak English Less than Very Well	1,506	2,657	16.4%	27.6%	+1,151	+76.4%
Educational Attainment Among Population Aged 25+						
Less than High School	1,146	1,073	18.9%	15.5%	-73	-6.4%
High School Graduate	1,749	1,779	28.8%	25.6%	+30	+1.7%
Some College	2,025	2,174	33.3%	31.3%	+149	+7.4%
College Degree	801	1,417	13.2%	20.4%	+616	+76.9%
Graduate or Professional Degree	355	494	5.8%	7.1%	+139	+39.2%
Enrollment in Grades K-12 (based on Household Surveys)						
Total Enrollment	2,028	1,775	100.0%	100.0%	-253	-12.5%
Public School Enrollment	1,942	1,741	95.8%	98.1%	-201	-10.4%
Private School Enrollment	86	34	4.2%	1.9%	-52	-60.5%
Labor Force Among Population 16+						
Total Labor Force	5,300	5,760	71.6%	70.6%	+460	+8.7%
Employed	4,837	5,471	91.3%	95.0%	+634	+13.1%
Unemployed	463	289	8.7%	5.0%	-174	-37.6%
Households						
<i>Average Household Size by Tenure</i>						
Total	3.02	3.32			+0.30	+9.9%
Homeowners	3.15	3.34			+0.19	+6.0%
Renters	2.83	3.29			+0.46	+16.3%
<i>Tenure</i>						
Owner-Occupied	2,045	1,802	61.5%	56.6%	-243	-11.9%
Renter-Occupied	1,280	1,382	38.5%	43.4%	+102	+8.0%



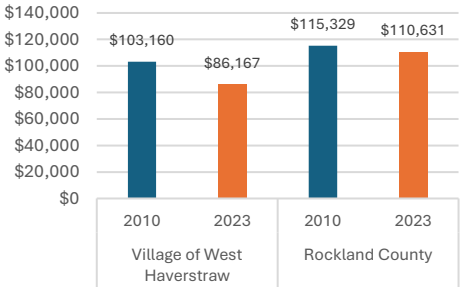
Village of West Haverstraw

Income & Housing	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Income & Poverty						
Median Household Income	\$73,825	\$86,167			+12,342	+16.7%
Persons Below Poverty Line	590	1,324	5.9%	12.6%	+734	+124.4
Household Income in the Past 12 Months						
Less than \$50,000	991	729	30.7%	22.9%	-262	-26.4%
\$50,000-\$99,999	1,231	1,064	38.1%	33.4%	-167	-13.6%
\$100,000-\$149,999	761	637	23.6%	20.0%	-124	-16.3%
\$150,000-\$199,999	155	489	4.8%	15.4%	+334	+215.5
\$200,000 or more	92	265	2.8%	8.3%	+173	+188.0
Housing						
Total Units	3,488	3,211	100.0%	100.0%	-277	-7.9%
Vacant Units	163	27	4.7%	0.8%	-136	-83.4%
Built Last 20 Years	1,011	105	29.3%	3.3%	-906	-89.6%
With no car ownership	259	464	8.0%	14.5%	+205	+79.2%
Overcrowded Housing	314	280	9.7%	8.8%	-34	-10.8%
Housing Vacancy Rates by Type						
Total	163	27	4.7%	0.8%	-136	-83.4%
Homeowner	22	-	0.6%	0.0%	-22	-100.0%
Renter	82	27	2.4%	1.9%	-55	-67.1%
On-The-Market	104	27	3.0%	0.8%	-77	-74.0%
Seasonal/Occasional Use	-	-	0.0%	0.0%	0	0.0%
Housing Affordability						
Median Home Value	\$355,300	\$368,600			+13,300	+3.7%
Median Gross Rent	\$1,352	\$1,807			+455	+33.7%
Cost-Burdened Homeowners	864	599	41.3%	33.6%	-265	-30.7%
Cost-Burdened Renters	559	468	50.1%	37.3%	-91	-16.3%
Median On-The-Market Home for Sale Price		\$400,000				
Annual Income to Afford Homes for Sale		\$100,000				
Affordability Gap to Own		-\$13,833				
Median On-The-Market Apartment for Rent		\$2,000				
Annual Income to Afford Rentals on the		\$80,000				
Affordability Gap to Rent		+\$6,167				

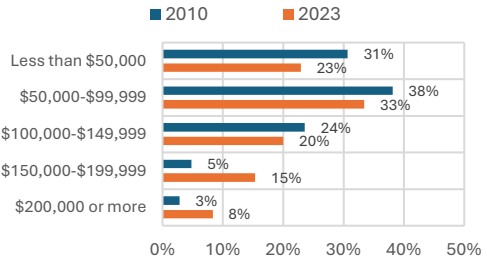
Commutation	Locations		% of Total	
	2010	2022	2010	2022
Top 5 Employment Locations Where Local Residents Travel for Work				
1	New York City, NY	New York City, NY	17.9%	18.0%
2	New City CDP, NY	New City CDP, NY	6.8%	6.6%
3	West Haverstraw village, NY	West Haverstraw village, NY	4.3%	4.2%
4	Nanuet CDP, NY	Nanuet CDP, NY	3.7%	4.0%
5	Pearl River CDP, NY	Congers CDP, NY	3.1%	3.3%
Top 5 Home Locations Where Local Workers Live				
1	New York City, NY	New York City, NY	9.7%	10.6%
2	West Haverstraw village, NY	West Haverstraw village, NY	8.3%	8.6%
3	Stony Point CDP, NY	Stony Point CDP, NY	6.5%	7.8%
4	Haverstraw village, NY	Haverstraw village, NY	5.6%	5.7%
5	Spring Valley village, NY	New City CDP, NY	3.7%	3.8%

Top Languages Spoken at Home	Languages		% of Total	
	2010	2023	2010	2023
1	English	Spanish/Related	55.3%	48.6%
2	Spanish/Related	English	34.1%	42.1%
3	French/Related	French/Related	3.8%	4.8%
4	Other Indo-Euro	Tagalog/Related	2.8%	1.3%
5	Other Asian/Pacific	Other Indo-Euro	2.0%	1.3%

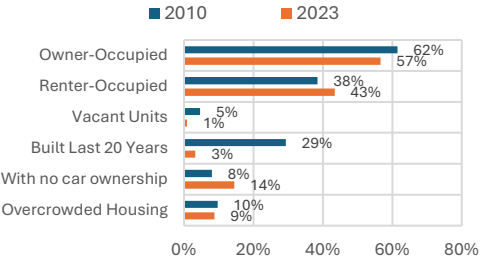
Median Household Income (Adjusted For Inflation)



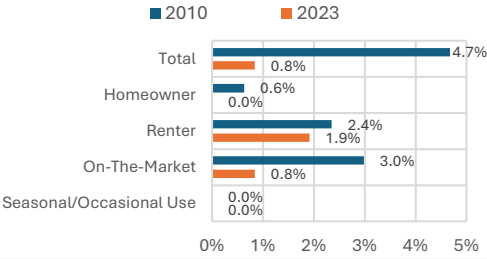
Annual Household Income



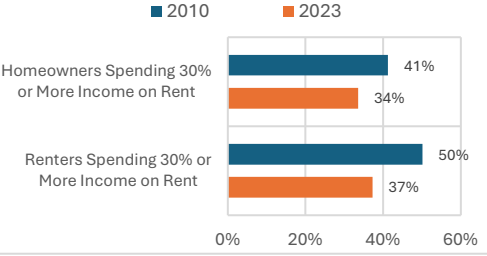
Housing Characteristics



Vacancy Rates by Type



Housing-Cost Burden



Appendix D:

School District Demographic Profiles

Clarkstown Central School District

The Clarkstown Central School District's population increased by only 2.6% between 2010 and 2023. The only age cohort under the age of 18 that showed growth was 0-4, with an increase of 439 or 18.6%. Of the 8,000 children enrolled in K-12 in the 2024-25 school year, 95.6% attend the District's public schools.

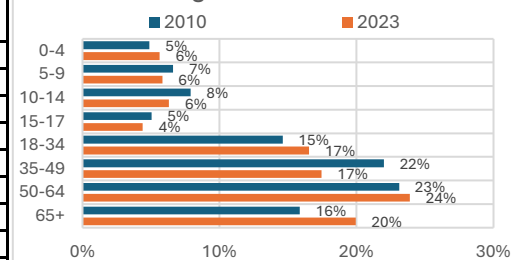
The White Non-Hispanic population decreased by 16.6% since 2010, while all other demographic segments grew in both number and share. The Hispanic segment saw the largest increase at +4,556. At the same time the share of the population that does not speak English very well increased to 8.8%. There is a unique diversity of languages in the Clarkstown Central District: English is the most common language spoken at home (70.7%), then Spanish (11.2%), Other Indo-European (6.1%), and Other Asian (4.2%).

Adult educational attainment in the District is quite high: only 5.3% of adults have less than a high school diploma and 57.6% of adults have college degree or greater level of education. Only 4.6% of the population lives in poverty and 1.6% of households are considered overcrowded. More than a quarter (28.2%) of working adults commute into the City.

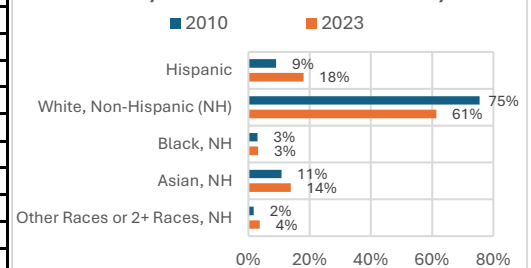
Demographics

	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Population						
Total Population	48,526	49,783	100.0%	100.0%	+1,257	+2.6%
In Households	48,133	49,368	99.2%	99.2%	+1,235	+2.6%
In Group Quarters	393	415	0.8%	0.8%	+22	+5.6%
Age						
0-4	2,366	2,805	4.9%	5.6%	+439	+18.6%
5-9	3,211	2,904	6.6%	5.8%	-307	-9.6%
10-14	3,825	3,144	7.9%	6.3%	-681	-17.8%
15-17	2,447	2,185	5.0%	4.4%	-262	-10.7%
18-34	7,091	8,235	14.6%	16.5%	+1,144	+16.1%
35-49	10,672	8,690	22.0%	17.5%	-1,982	-18.6%
50-64	11,215	11,896	23.1%	23.9%	+681	+6.1%
65+	7,699	9,924	15.9%	19.9%	+2,225	+28.9%
Median Age	43.7	44.2			+0.5	+1.1%
Race & Ethnicity						
Hispanic	4,387	8,943	9.0%	18.0%	+4,556	+103.9%
White, Non-Hispanic (NH)	36,620	30,537	75.5%	61.3%	-6,083	-16.6%
Black, NH	1,443	1,559	3.0%	3.1%	+116	+8.0%
Asian, NH	5,225	6,885	10.8%	13.8%	+1,660	+31.8%
Other Races or 2+ Races, NH	851	1,859	1.8%	3.7%	+1,008	+118.4%
Language Spoken at Home Among Population Aged 5+						
Residents Speak Only English	34,221	33,210	75.8%	70.7%	-1,011	-3.0%
Speak English Very Well	8,502	9,639	18.8%	20.5%	+1,137	+13.4%
Speak English Less than Very Well	2,439	4,129	5.4%	8.8%	+1,690	+69.3%
Labor Force Among Population 16+						
Total Labor Force	24,567	25,892	66.1%	64.1%	+1,325	+5.4%
Employed	23,440	24,165	95.4%	93.3%	+725	+3.1%
Unemployed	1,127	1,727	4.6%	6.7%	+600	+53.2%
Households						
<i>Average Household Size by Tenure</i>						
Total	2.93	3.04			+0.11	+3.8%
Homeowners	3.00	3.07			+0.07	+2.3%
Renters	2.39	2.70			+0.31	+13.0%
<i>Tenure</i>						
Owner-Occupied	14,455	14,911	88.0%	92.0%	+456	+3.2%
Renter-Occupied	1,968	1,305	12.0%	8.0%	-663	-33.7%
Educational Attainment Among Population Aged 25+						
Less than High School	1,812	2,183	5.6%	6.3%	+371	+20.5%
High School Graduate	6,628	5,259	20.4%	15.1%	-1,369	-20.7%
Some College	6,860	7,314	21.1%	21.0%	+454	+6.6%
College Degree	8,578	10,981	26.4%	31.6%	+2,403	+28.0%
Graduate or Professional Degree	8,610	9,035	26.5%	26.0%	+425	+4.9%

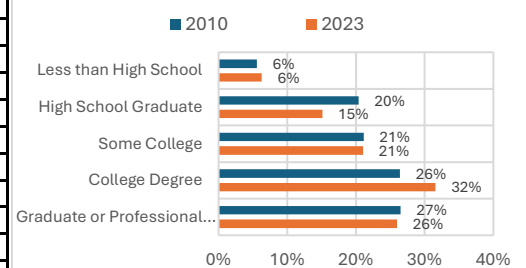
Age Distribution



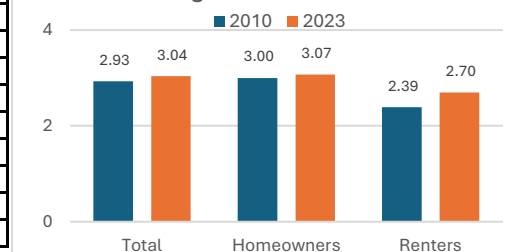
Mutually Exclusive Race & Ethnicity



Educational Attainment



Average Household Size



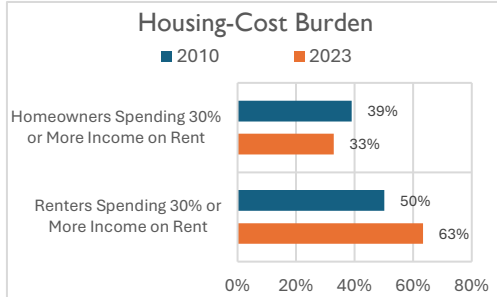
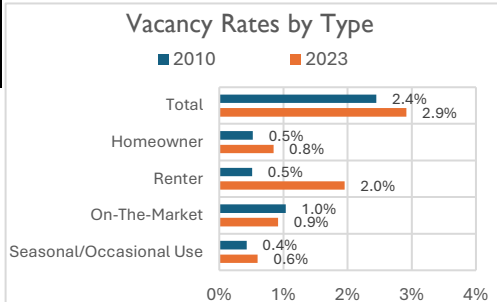
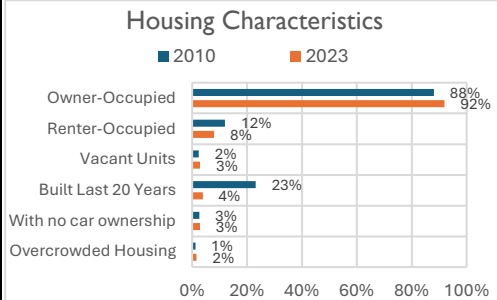
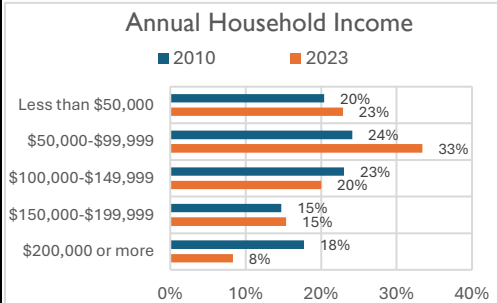
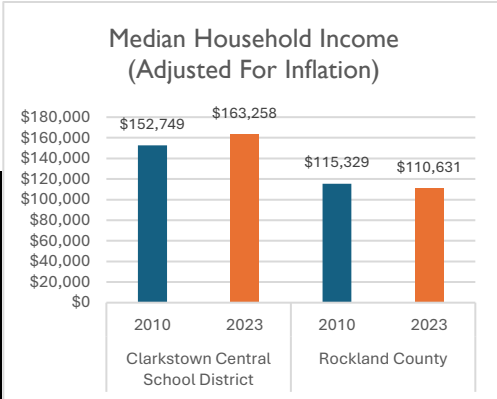
Clarkstown Central School District

Enrollment in Grades K-12 (Based on Enrollment Counts & District of Residence)	Count		Historic		Change, 2010-2025	
	SY 09-10		SY 24-25		Numeric	
Total Enrollment	N/A		8,170		N/A	
Public School Enrollment	9,196		7,814		-1,382	
Private School Enrollment	N/A		356		N/A	

Income & Housing	Count		Historic		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Income & Poverty						
Median Household Income	\$109,313	\$163,258			+53,945	+49.3%
Persons Below Poverty Line	1,501	2,290	3.1%	4.6%	+789	+52.6%
Household Income in the Past 12 Months						
Less than \$50,000	3,285	2,106	20.4%	13.0%	-1,179	-35.9%
\$50,000-\$99,999	3,885	2,947	24.1%	18.2%	-938	-24.1%
\$100,000-\$149,999	3,712	2,566	23.0%	15.8%	-1,146	-30.9%
\$150,000-\$199,999	2,373	2,237	14.7%	13.8%	-136	-5.7%
\$200,000 or more	2,857	6,360	17.7%	39.2%	+3,503	+122.6%
Housing						
Total Units	16,835	16,703	100.0%	100.0%	-132	-0.8%
Vacant Units	412	487	2.4%	2.9%	+75	+18.2%
Built Last 20 Years	3,857	644	23.1%	3.9%	-3,213	-83.3%
With no car ownership	420	476	2.6%	2.8%	+56	+13.3%
Overcrowded Housing	191	261	1.2%	1.6%	+70	+36.6%
Housing Vacancy Rates by Type						
Total	412	487	2.4%	2.9%	+75	+18.2%
Homeowner	88	127	0.5%	0.8%	+39	+44.3%
Renter	86	26	0.5%	2.0%	-60	-69.8%
On-The-Market	174	153	1.0%	0.9%	-21	-12.1%
Seasonal/Occasional Use	72	100	0.4%	0.6%	+28	+38.9%
Housing Affordability						
Median Home Value	\$549,600	\$603,900			+54,300	+9.9%
Median Gross Rent	\$1,393	\$1,916			+523	+37.5%
Cost-Burdened Homeowners	733	754	50.1%	63.4%	+21	+2.9%
Cost-Burdened Renters	5,677	4,870	39.0%	32.8%	-807	-14.2%
Average On-The-Market Home for Sale Price		\$750,000				
Annual Income to Afford Homes for Sale		\$187,500				
Affordability Gap to Own		-\$24,242				
Average On-The-Market Apartment for Rent		\$2,400				
Annual Income to Afford Rentals on the		\$96,000				
Affordability Gap to Rent		+\$67,258				

Commutation	Locations		% of Total	
	2010	2022	2010	2022
Top 5 Employment Locations Where Local Residents Travel for Work				
1	New York City, NY	New York City, NY	25.5%	28.2%
2	New City CDP, NY	New City CDP, NY	11.5%	10.3%
3	Nanuet CDP, NY	Nanuet CDP, NY	3.9%	3.4%
4	Pearl River CDP, NY	West Nyack CDP, NY	3.3%	2.1%
5	Nyack village, NY	Pearl River CDP, NY	2.5%	2.1%
Top 5 Home Locations Where Local Workers Live				
1	New City CDP, NY	New City CDP, NY	12.2%	11.6%
2	New York City, NY	New York City, NY	9.9%	10.5%
3	Nanuet CDP, NY	Spring Valley village, NY	3.9%	3.8%
4	Spring Valley village, NY	Nanuet CDP, NY	3.5%	3.7%
5	Congers CDP, NY	Congers CDP, NY	3.5%	3.5%

Top Languages Spoken at Home	Languages		% of Total	
	2010		2023	
1	English	English	75.8%	70.7%
2	Spanish/Related	Spanish/Related	7.0%	11.2%
3	Other Indo-Euro	Other Indo-Euro	6.7%	6.1%
4	Russian/Slavic	Other Asian/Pacific	2.7%	4.2%
5	Other Asian/Pacific	Russian/Slavic	2.1%	2.1%



East Ramapo Central School District

The population in the East Ramapo School District has increased by 20% or 22,000 people between 2010 and 2023. More than half of this growth has been in the population under the age of 18, which now accounts for 40.6% of the population. Numerically, the biggest increases have occurred in the 5-9 age cohort (+4,302), followed by those 0-4 (+4,273) and 10-14 (+3190). Of the 43,000 children enrolled in K-12 in the 2024-25 school year, only 10,000 attend the District's public schools, the majority 75.4% attend private institutions.

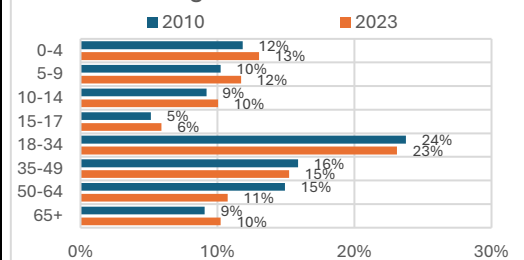
The White Non-Hispanic, Hispanic and Other/2+ Races segments of the population have led the demographic shift as the numbers of Black Non-Hispanic and Asian residents have decreased. More than one third speak English less than very well; German/Related languages (Yiddish) is the most common language spoken at home (35.2%), then English (35.1%), Spanish (14.6%), and French/Related (7.2%).

Adult educational attainment is not particularly high in the District: 27% of adults have high school degrees; 26%, some college; and, 1 in 5 have not finished high school. 28.8% of the population lives in poverty and 15.5% of households are considered overcrowded.

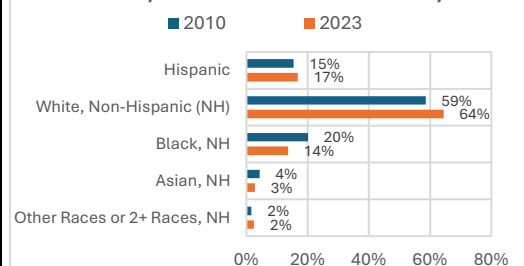
Demographics

	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Population						
Total Population	113,031	135,389	100.0%	100.0%	+22,358	+19.8%
In Households	111,149	133,496	98.3%	98.6%	+22,347	+20.1%
In Group Quarters	1,882	1,893	1.7%	1.4%	+11	+0.6%
Age						
0-4	13,375	17,648	11.8%	13.0%	+4,273	+31.9%
5-9	11,556	15,858	10.2%	11.7%	+4,302	+37.2%
10-14	10,391	13,581	9.2%	10.0%	+3,190	+30.7%
15-17	5,796	8,000	5.1%	5.9%	+2,204	+38.0%
18-34	26,850	31,283	23.8%	23.1%	+4,433	+16.5%
35-49	17,944	20,613	15.9%	15.2%	+2,669	+14.9%
50-64	16,874	14,543	14.9%	10.7%	-2,331	-13.8%
65+	10,245	13,863	9.1%	10.2%	+3,618	+35.3%
Median Age	27.5	24.7			-2.8	-10.2%
Race & Ethnicity						
Hispanic	17,447	22,731	15.4%	16.8%	+5,284	+30.3%
White, Non-Hispanic (NH)	66,179	87,163	58.5%	64.4%	+20,984	+31.7%
Black, NH	22,744	18,385	20.1%	13.6%	-4,359	-19.2%
Asian, NH	4,835	3,756	4.3%	2.8%	-1,079	-22.3%
Other Races or 2+ Races, NH	1,826	3,354	1.6%	2.5%	+1,528	+83.7%
Language Spoken at Home Among Population Aged 5+						
Residents Speak Only English	43,056	41,356	44.8%	35.1%	-1,700	-3.9%
Speak English Very Well	24,474	35,963	25.5%	30.5%	+11,489	+46.9%
Speak English Less than Very	28,506	40,422	29.7%	34.3%	+11,916	+41.8%
Labor Force Among Population 16+						
Total Labor Force	47,490	52,396	64.2%	61.5%	+4,906	+10.3%
Employed	44,539	49,520	93.8%	94.5%	+4,981	+11.2%
Unemployed	2,905	2,825	6.1%	5.4%	-80	-2.8%
Households						
<i>Average Household Size by Tenure</i>						
Total	3.78	4.10			+0.32	+8.5%
Homeowners	3.55	3.88			+0.33	+9.3%
Renters	4.08	4.30			+0.22	+5.4%
<i>Tenure</i>						
Owner-Occupied	16,481	16,179	56.1%	49.6%	-302	-1.8%
Renter-Occupied	12,900	16,420	43.9%	50.4%	+3,520	+27.3%
Educational Attainment Among Population Aged 25+						
Less than High School	10,841	12,426	18.1%	18.6%	+1,585	+14.6%
High School Graduate	16,030	18,368	26.8%	27.4%	+2,338	+14.6%
Some College	13,075	17,471	21.9%	26.1%	+4,396	+33.6%
College Degree	11,335	10,369	18.9%	15.5%	-966	-8.5%
Graduate or Professional	8,549	8,350	14.3%	12.5%	-199	-2.3%

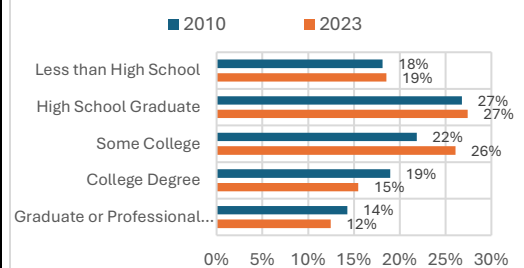
Age Distribution



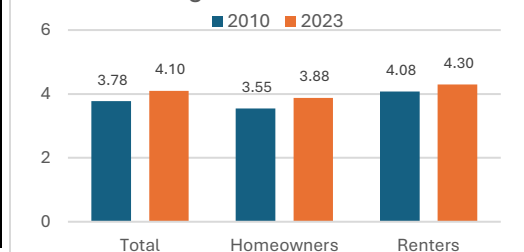
Mutually Exclusive Race & Ethnicity



Educational Attainment



Average Household Size



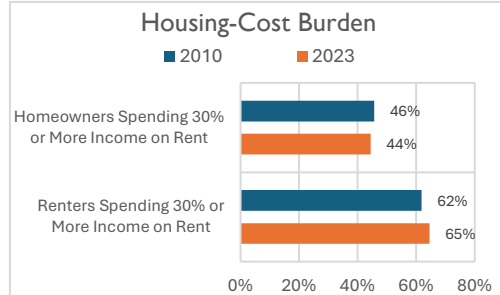
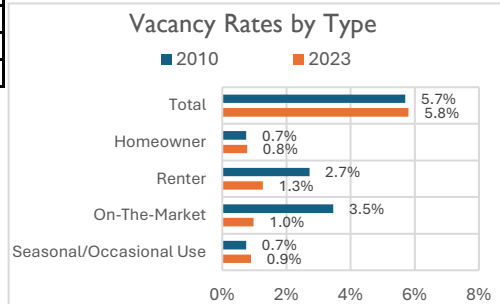
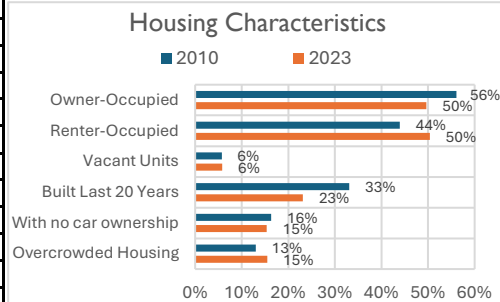
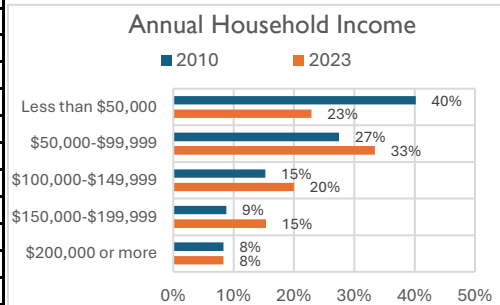
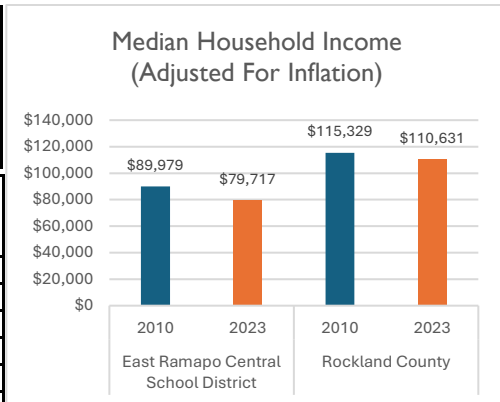
East Ramapo Central School District

Enrollment in Grades K-12 (Based on Enrollment Counts & District of Residence)		Historic		Change, 2010-2025	
	Count		% of Total		
	SY 09-10	SY 24-25	SY 09-	SY 24-	Numeric %
Total Enrollment	N/A	43,196	N/A	100.0%	N/A N/A
Public School Enrollment	8,022	10,424	N/A	24.1%	+2,402 +29.9%
Private School Enrollment	N/A	32,772	N/A	75.9%	N/A N/A

Income & Housing		Historic		Change, 2010-2023	
	Count		% of Total		
	2010	2023	2010	2023	Numeric %
Income & Poverty					
Median Household Income	\$64,392	\$79,717			+15,325 +23.8%
Persons Below Poverty Line	23,820	38,638	22.4%	28.8%	+14,818 +62.2%
Household Income in the Past 12 Months					
Less than \$50,000	11,596	11,471	40.2%	35.2%	-125 -1.1%
\$50,000-\$99,999	7,935	7,353	27.5%	22.6%	-582 -7.3%
\$100,000-\$149,999	4,402	5,766	15.2%	17.7%	+1,364 +31.0%
\$150,000-\$199,999	2,535		8.8%	10.8%	+971 +38.3%
\$200,000 or more	2,403		8.3%	13.8%	+2,100 +87.4%
Housing					
Total Units	31,159	34,608	100.0%	100.0%	+3,449 +11.1%
Vacant Units	1,778	2,009	5.7%	5.8%	+231 +13.0%
Built Last 20 Years	10,084	8,012	33.1%	23.2%	-2,072 -20.5%
With no car ownership	4,714	5,318	16.3%	15.4%	+604 +12.8%
Overcrowded Housing	3,769	5,047	13.1%	15.5%	+1,278 +33.9%
Housing Vacancy Rates by Type					
Total	1,778	2,009	5.7%	5.8%	+231 +13.0%
Homeowner	233	126	0.7%	0.8%	-107 -45.9%
Renter	846	211	2.7%	1.3%	-635 -75.1%
On-The-Market	1,079	337	3.5%	1.0%	-742 -68.8%
Seasonal/Occasional Use	231	309	0.7%	0.9%	+78 +33.8%
Housing Affordability					
Median Home Value	\$457,200	\$625,400			+168,200 +36.8%
Median Gross Rent	\$1,177	\$1,726			+549 +46.6%
Cost-Burdened Homeowners	6,973	9,950	61.8%	64.5%	+2,977 +42.7%
Cost-Burdened Renters	7,774	7,116	45.6%	44.4%	-658 -8.5%
Median On-The-Market Home for Sale Price	\$1,000,000				
Annual Income to Afford Homes for Sale	\$250,000				
Affordability Gap to Own	-\$170,283				
Median On-The-Market Apartment for Rent	\$3,000				
Annual Income to Afford Rentals on the	\$120,000				
Affordability Gap to Rent	-\$40,283				

Commutation		Locations		% of Total	
		2010	2022	2010	2022
Top 5 Employment Locations Where Local Residents Travel for Work					
1	New York City, NY	New York City, NY		21.2%	21.6%
2	Spring Valley village, NY	Spring Valley village, NY		5.2%	8.1%
3	Monsey CDP, NY	Monsey CDP, NY		4.5%	6.9%
4	Nanuet CDP, NY	Viola CDP, NY		4.1%	3.9%
5	New City CDP, NY	Chestnut Ridge village, NY		3.9%	2.8%
Top 5 Home Locations Where Local Workers Live					
1	New York City, NY	New York City, NY		9.2%	11.8%
2	Spring Valley village, NY	Spring Valley village, NY		9.2%	9.7%
3	Monsey CDP, NY	Monsey CDP, NY		8.3%	9.7%
4	New City CDP, NY	New Square village, NY		4.0%	3.5%
5	New Square village, NY	New City CDP, NY		3.6%	3.2%

Top Languages Spoken at Home		Languages		% of Total	
		2010	2023	2010	2023
1	English	German/Related		44.8%	35.2%
2	German/Related	English		19.4%	35.1%
3	Spanish/Related	Spanish/Related		14.2%	14.6%
4	French/Related	French/Related		9.5%	7.2%
5	Other/Unspecified	Other/Unspecified		3.7%	3.5%



Haverstraw-Stony Point Central School District

The Haverstraw-Stony Point School District's population increased by only 2.2% between 2010 and 2023. The net change in the number of District's children was -612; the only age cohort under 18 that saw growth was the population 0-4, which increased by 486. Of the 9,000 children enrolled in K-12 in the 2024-25 school year, 88.3% attend the District's public schools.

The Hispanic and Black Non-Hispanic segments of the population have grown the most (+4,444 and +2,266, respectively) offsetting the loss in the White Non-Hispanic population (-6,213). English is the most common language spoken at home (59.7%), then Spanish (31.3%), and French/Related (4.1%). 18.8% of residents speak English less than very well

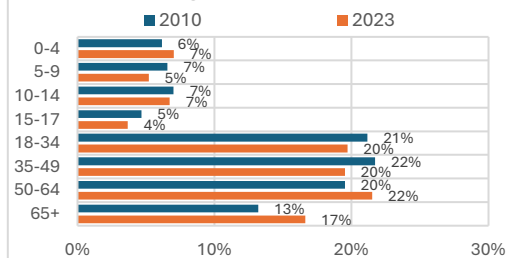
Adult educational attainment in the District has improved since 2010: 25% of adults have high school degrees and 60% have some college or greater levels of education.

Although the median household income is \$97,000, 9.6% of the population lives in poverty and 6.7% of households are considered overcrowded.

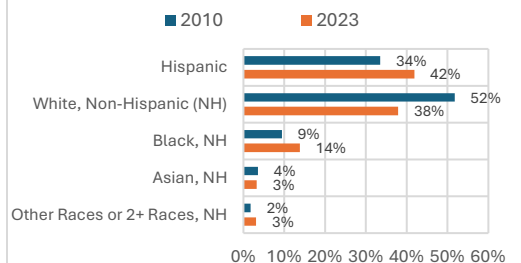
Demographics

	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Population						
Total Population	47,775	48,839	100.0%	100.0%	+1,064	+2.2%
In Households	47,125	48,210	98.6%	98.7%	+1,085	+2.3%
In Group Quarters	650	629	1.4%	1.3%	-21	-3.2%
Age						
0-4	2,942	3,428	6.2%	7.0%	+486	+16.5%
5-9	3,130	2,538	6.6%	5.2%	-592	-18.9%
10-14	3,351	3,289	7.0%	6.7%	-62	-1.9%
15-17	2,229	1,788	4.7%	3.7%	-441	-19.8%
18-34	10,112	9,628	21.2%	19.7%	-484	-4.8%
35-49	10,380	9,536	21.7%	19.5%	-844	-8.1%
50-64	9,323	10,507	19.5%	21.5%	+1,184	+12.7%
65+	6,308	8,125	13.2%	16.6%	+1,817	+28.8%
Median Age	38.6	41.3			+2.7	+7.0%
Race & Ethnicity						
Hispanic	16,018	20,462	33.5%	41.9%	+4,444	+27.7%
White, Non-Hispanic (NH)	24,733	18,520	51.8%	37.9%	-6,213	-25.1%
Black, NH	4,491	6,757	9.4%	13.8%	+2,266	+50.5%
Asian, NH	1,685	1,591	3.5%	3.3%	-94	-5.6%
Other Races or 2+ Races, NH	848	1,509	1.8%	3.1%	+661	+77.9%
Language Spoken at Home Among Population Aged 5+						
Residents Speak Only English	27,746	27,110	63.4%	59.7%	-636	-2.3%
Speak English Very Well	9,353	9,782	21.4%	21.5%	+429	+4.6%
Speak English Less than Very Well	6,644	8,519	15.2%	18.8%	+1,875	+28.2%
Labor Force Among Population 16+						
Total Labor Force	24,285	24,918	66.8%	64.0%	+633	+2.6%
Employed	22,812	23,372	93.9%	93.8%	+560	+2.5%
Unemployed	1,473	1,536	6.1%	6.2%	+63	+4.3%
Households						
<i>Average Household Size by Tenure</i>						
Total	2.96	2.92			-0.04	-1.4%
Homeowners	3.02	2.94			-0.08	-2.6%
Renters	2.82	2.88			+0.06	+2.1%
<i>Tenure</i>						
Owner-Occupied	10,742	11,794	67.4%	71.5%	+1,052	+9.8%
Renter-Occupied	5,191	4,705	32.6%	28.5%	-486	-9.4%
Educational Attainment Among Population Aged 25+						
Less than High School	5,385	4,984	17.2%	14.7%	-401	-7.4%
High School Graduate	8,766	8,907	28.0%	26.3%	+141	+1.6%
Some College	8,310	8,803	26.5%	26.0%	+493	+5.9%
College Degree	5,490	6,648	17.5%	19.6%	+1,158	+21.1%
Graduate or Professional Degree	3,400	4,533	10.8%	13.4%	+1,133	+33.3%

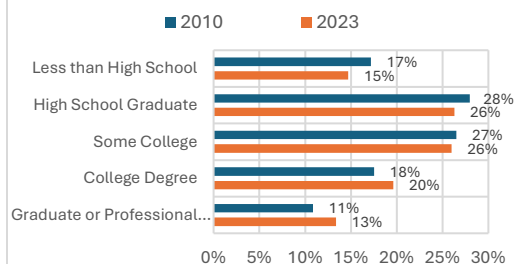
Age Distribution



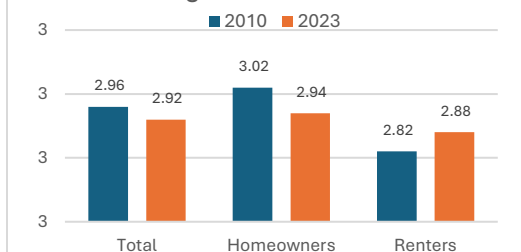
Mutually Exclusive Race & Ethnicity



Educational Attainment



Average Household Size



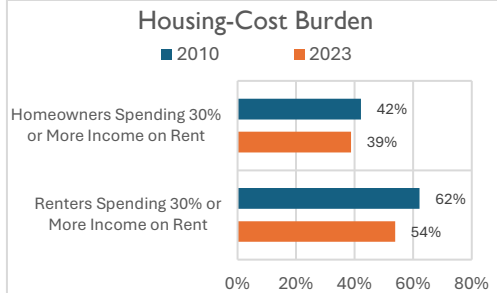
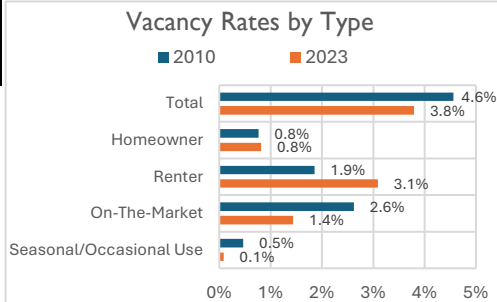
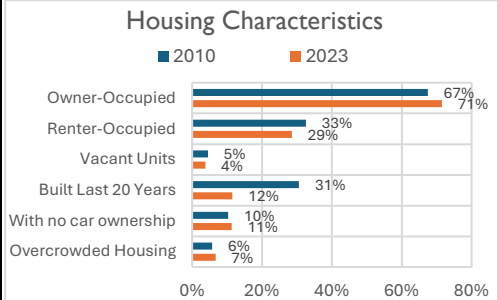
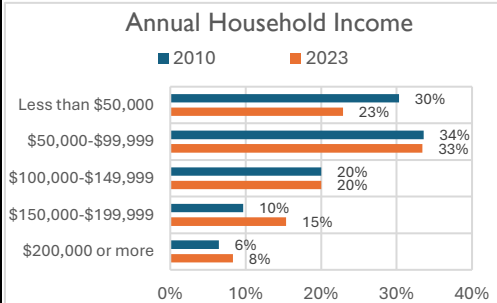
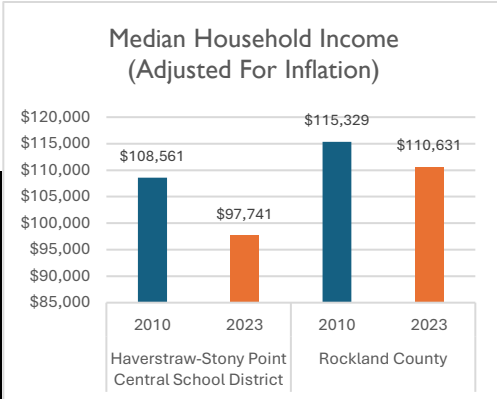
Haverstraw-Stony Point Central School District

Enrollment in Grades K-12 (Based on Enrollment Counts & District of Residence)		Historic		Change, 2010-2025	
	Count		% of Total		
	SY 09-10	SY 24-25	SY 09-10	SY 24-	
					Numeric %
Total Enrollment	N/A	8,969	N/A	100.0%	N/A N/A
Public School Enrollment	7,959	7,924	N/A	88.3%	-35 -0.4%
Private School Enrollment	N/A	1,045	N/A	11.7%	N/A N/A

Income & Housing		Historic		Change, 2010-2023	
	Count		% of Total		
	2010	2023	2010	2023	Numeric %
Income & Poverty					
Median Household Income	\$77,690	\$97,741			+20,051 +25.8%
Persons Below Poverty Line	3,713	4,668	7.9%	9.6%	+955 +25.7%
Household Income in the Past 12 Months					
Less than \$50,000	4,792	4,025	30.3%	24.4%	-767 -16.0%
\$50,000-\$99,999	5,309	4,426	33.6%	26.8%	-883 -16.6%
\$100,000-\$149,999	3,165	2,971	20.0%	18.0%	-194 -6.1%
\$150,000-\$199,999	1,525		9.6%	13.4%	+684 +44.9%
\$200,000 or more	1,019		6.4%	17.4%	+1,849 +181.5%
Housing					
Total Units	16,694	17,150	100.0%	100.0%	+456 +2.7%
Vacant Units	761	651	4.6%	3.8%	-110 -14.5%
Built Last 20 Years	5,095	1,979	30.6%	11.5%	-3,116 -61.2%
With no car ownership	1,625	1,939	10.3%	11.3%	+314 +19.3%
Overcrowded Housing	909	1,106	5.7%	6.7%	+197 +21.7%
Housing Vacancy Rates by Type					
Total	761	651	4.6%	3.8%	-110 -14.5%
Homeowner	128	97	0.8%	0.8%	-31 -24.2%
Renter	310	150	1.9%	3.1%	-160 -51.6%
On-The-Market	438	247	2.6%	1.4%	-191 -43.6%
Seasonal/Occasional Use	78	15	0.5%	0.1%	-63 -80.8%
Housing Affordability					
Median Home Value	\$397,800	\$427,700			+29,900 +7.5%
Median Gross Rent	\$1,233	\$1,767			+534 +43.3%
Cost-Burdened Homeowners	2,730	2,319	62.2%	53.8%	-411 -15.1%
Cost-Burdened Renters	4,760	4,548	42.1%	38.8%	-212 -4.5%
Average On-The-Market Home for Sale Price	\$600,000				
Annual Income to Afford Homes for Sale	\$150,000				
Affordability Gap to Own	-\$52,259				
Average On-The-Market Apartment for Rent	\$2,900				
Annual Income to Afford Rentals on the	\$116,000				
Affordability Gap to Rent	-\$18,259				

Commutation		Locations		% of Total	
		2010	2022	2010	2022
Top 5 Employment Locations Where Local Residents Travel for Work					
1	New York City, NY	New York City, NY		17.3%	18.1%
2	New City CDP, NY	New City CDP, NY		6.7%	6.3%
3	Nanuet CDP, NY	Stony Point CDP, NY		3.9%	3.6%
4	Stony Point CDP, NY	Nanuet CDP, NY		3.7%	3.5%
5	West Haverstraw	West Haverstraw		3.2%	3.3%
Top 5 Home Locations Where Local Workers Live					
1	Stony Point CDP, NY	Stony Point CDP, NY		10.3%	10.5%
2	New York City, NY	New York City, NY		10.1%	9.2%
3	West Haverstraw	West Haverstraw		6.4%	7.5%
4	Haverstraw village, NY	Haverstraw village, NY		5.1%	7.1%
5	Thiells CDP, NY	New City CDP, NY		4.1%	4.3%

Top Languages Spoken at Home		Languages		% of Total	
		2010	2023	2010	2023
1	English	English		63.4%	59.7%
2	Spanish/Related	Spanish/Related		25.9%	31.3%
3	Other Indo-Euro	French/Related		3.2%	4.1%
4	French/Related	Other Asian/Pacific		2.9%	1.2%
5	Other Asian/Pacific	Other Indo-Euro		0.9%	1.0%



Nanuet Union Free School District

The Nanuet Union Free School District's population increased by 2,656 persons (19.7%) between 2010 and 2023. Some of the net growth (+877) came from the under 18 population, which increased in the 0-4, 10-14, and 15-17 age cohorts. Of the 2,252 children enrolled in K-12 in the 2024-25 school year, 93.4% attend the District's public schools.

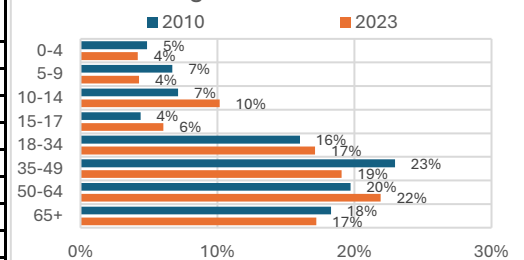
The Hispanic and Black Non-Hispanic populations saw the most growth since 2010, increasing by 1,306 and 1,181 persons, respectively. The share of the population that does not speak English very well more than doubled to 1,582 (10.2%) in that same time period. The District's most common languages other than English are Spanish (12.3%), Other Indo-European (4.5%), and Arabic (3.3%).

While 68.3% of adults have attended at least some college, more than one in 10 (11.9%) adults have less than a high school education. The level of income disparity in the District is decreasing as shares of households in the lowest income cohorts are decreasing as the upper cohorts increase, but still 6.5% of residents live below the poverty line and 5.6% of households are considered overcrowded. Almost 30% of working adults commute into the City.

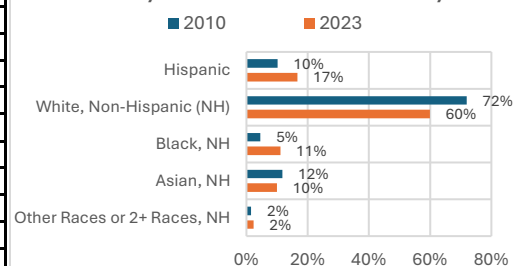
Demographics

	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Population						
Total Population	13,468	16,124	100.0%	100.0%	+2,656	+19.7%
In Households	13,088	15,696	97.2%	97.3%	+2,608	+19.9%
In Group Quarters	380	428	2.8%	2.7%	+48	+12.6%
Age						
0-4	653	674	4.8%	4.2%	+21	+3.2%
5-9	902	690	6.7%	4.3%	-212	-23.5%
10-14	958	1,639	7.1%	10.2%	+681	+71.1%
15-17	590	977	4.4%	6.1%	+387	+65.6%
18-34	2,157	2,762	16.0%	17.1%	+605	+28.0%
35-49	3,091	3,074	23.0%	19.1%	-17	-0.5%
50-64	2,654	3,534	19.7%	21.9%	+880	+33.2%
65+	2,463	2,774	18.3%	17.2%	+311	+12.6%
Median Age	43.0	42.3			-0.7	-1.6%
Race & Ethnicity						
Hispanic	1,375	2,681	10.2%	16.6%	+1,306	+95.0%
White, Non-Hispanic (NH)	9,692	9,663	72.0%	59.9%	-29	-0.3%
Black, NH	611	1,792	4.5%	11.1%	+1,181	+193.3%
Asian, NH	1,586	1,609	11.8%	10.0%	+23	+1.5%
Other Races or 2+ Races, NH	204	379	1.5%	2.4%	+175	+85.8%
Language Spoken at Home Among Population Aged 5+						
Residents Speak Only English	9,959	10,561	76.7%	68.4%	+602	+6.0%
Speak English Very Well	2,336	3,307	18.0%	21.4%	+971	+41.6%
Speak English Less than Very Well	683	1,582	5.3%	10.2%	+899	+131.6%
Labor Force Among Population 16+						
Total Labor Force	6,671	8,302	62.3%	64.7%	+1,631	+24.4%
Employed	6,223	8,153	93.3%	98.2%	+1,930	+31.0%
Unemployed	436	149	6.5%	1.8%	-287	-65.8%
Households						
<i>Average Household Size by Tenure</i>						
Total	2.69	2.87			+0.18	+6.7%
Homeowners	3.02	3.19			+0.17	+5.6%
Renters	2.04	2.32			+0.28	+13.7%
<i>Tenure</i>						
Owner-Occupied	3,239	3,462	66.6%	63.3%	+223	+6.9%
Renter-Occupied	1,621	2,011	33.4%	36.7%	+390	+24.1%
Educational Attainment Among Population Aged 25+						
Less than High School	844	1,370	8.9%	12.4%	+526	+62.3%
High School Graduate	2,089	2,117	22.0%	19.2%	+28	+1.3%
Some College	2,274	2,626	23.9%	23.8%	+352	+15.5%
College Degree	2,471	2,806	26.0%	25.5%	+335	+13.6%
Graduate or Professional Degree	1,826	2,093	19.2%	19.0%	+267	+14.6%

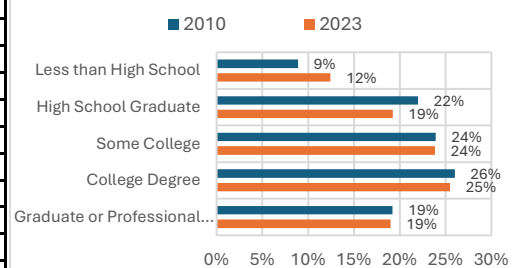
Age Distribution



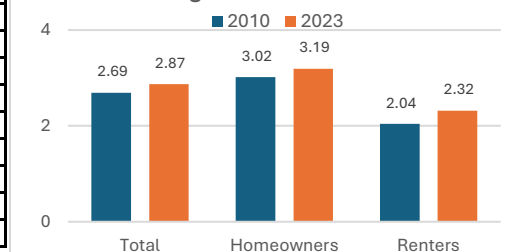
Mutually Exclusive Race & Ethnicity



Educational Attainment



Average Household Size



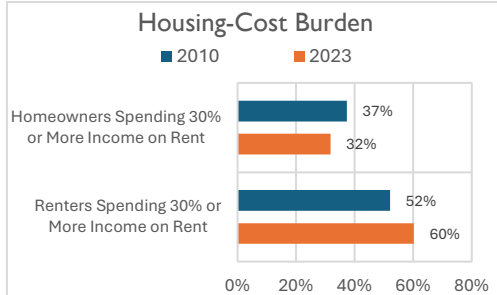
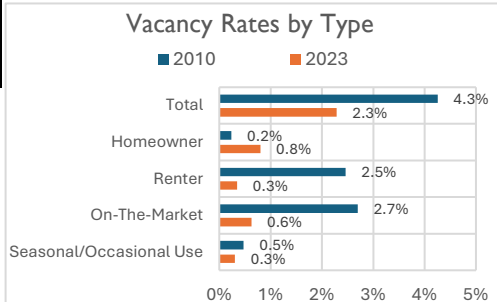
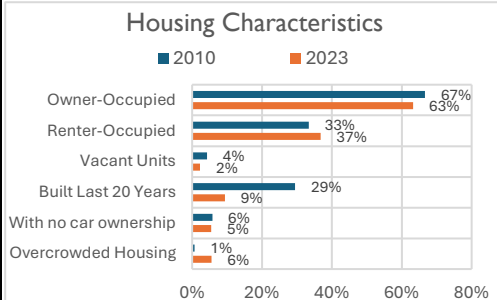
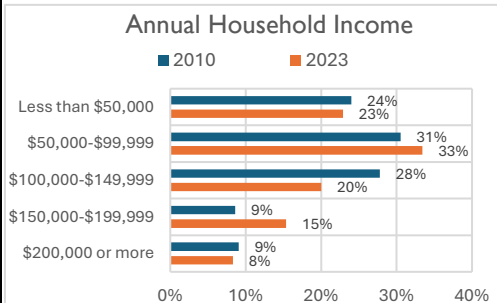
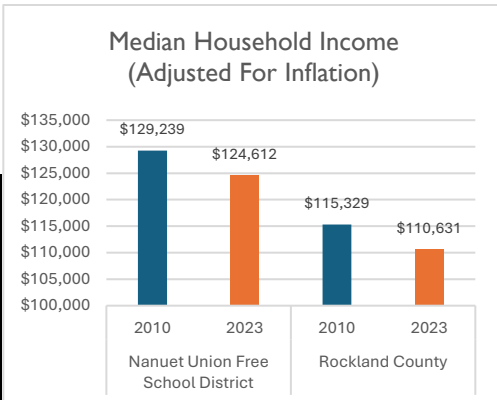
Nanuet Union Free School District

Enrollment in Grades K-12 (Based on Enrollment Counts & District of Residence)		Historic		Change, 2010-2025	
	Count	Count	% of Total		
	SY 09-10	SY 24-25	SY 09-10	SY 24-	
Total Enrollment	N/A	2,252	N/A	100.0%	N/A
Public School Enrollment	2,299	2,103	N/A	93.4%	-196
Private School Enrollment	N/A	149	N/A	6.6%	N/A

Income & Housing		Historic		Change, 2010-2023	
	Count	Count	% of Total		
	2010	2023	2010	2023	
Income & Poverty					
Median Household Income	\$92,488	\$124,612			+32,124
Persons Below Poverty Line	731	1,015	5.5%	6.5%	+284
Household Income in the Past 12 Months					
Less than \$50,000	1,204	910	24.0%	16.6%	-294
\$50,000-\$99,999	1,531	1,422	30.5%	26.0%	-109
\$100,000-\$149,999	1,394	905	27.8%	16.5%	-489
\$150,000-\$199,999	432	705	8.6%	12.9%	+273
\$200,000 or more	456	1,531	9.1%	28.0%	+1,075
Housing					
Total Units	5,076	5,601	100.0%	100.0%	+525
Vacant Units	216	128	4.3%	2.3%	-88
Built Last 20 Years	1,556	528	29.5%	9.4%	-1,028
With no car ownership	291	306	5.8%	5.5%	+15
Overcrowded Housing	36	305	0.7%	5.6%	+269
Housing Vacancy Rates by Type					
Total	216		4.3%	2.3%	-88
Homeowner	12	28	0.2%	0.8%	+16
Renter	125	7	2.5%	0.3%	-118
On-The-Market	137	35	2.7%	0.6%	-102
Seasonal/Occasional Use	24	17	0.5%	0.3%	-7
Housing Affordability					
Median Home Value	\$528,600	\$571,900			+43,300
Median Gross Rent	\$1,763	\$2,286			+523
Cost-Burdened Homeowners	908		52.1%	60.2%	+210
Cost-Burdened Renters	1,212		37.3%	31.7%	-121
Median On-The-Market Home for Sale Price	\$700,000				
Annual Income to Afford Homes for Sale	\$175,000				
Affordability Gap to Own	-\$50,388				
Median On-The-Market Apartment for Rent	\$3,000				
Annual Income to Afford Rentals on the	\$120,000				
Affordability Gap to Rent	+\$4,612				

Commutation		Locations		% of Total	
		2010	2022	2010	2022
Top 5 Employment Locations Where Local Residents Travel for Work					
1	New York City, NY	New York City, NY		25.0%	29.4%
2	Nanuet CDP, NY	Nanuet CDP, NY		8.0%	6.6%
3	Pearl River CDP, NY	New City CDP, NY		6.6%	4.6%
4	New City CDP, NY	Pearl River CDP, NY		5.0%	4.3%
5	West Nyack CDP, NY	Spring Valley village, NY		2.0%	1.8%
Top 5 Home Locations Where Local Workers Live					
1	New York City, NY	New York City, NY		13.4%	13.7%
2	Nanuet CDP, NY	New City CDP, NY		6.1%	5.5%
3	New City CDP, NY	Nanuet CDP, NY		5.5%	5.3%
4	Spring Valley village, NY	Spring Valley village, NY		3.8%	4.2%
5	Pearl River CDP, NY	Pearl River CDP, NY		3.2%	3.1%

Top Languages Spoken at Home		Languages		% of Total	
		2010	2023	2010	2023
1	English	English		76.7%	68.4%
2	Spanish/Related	Spanish/Related		7.3%	12.3%
3	Other Indo-Euro	Other Indo-Euro		6.9%	4.5%
4	Tagalog/Related	Arabic		2.0%	3.3%
5	Other Asian/Pacific	Other Asian/Pacific		1.7%	2.2%



Nyack Union Free School District

The Nyack Union Free School District's population decreased by only 4.5% (-1,061) between 2010 and 2023. The only age cohort that showed growth was the 65+ segment of the population. 95.4% of the 2,956 children enrolled in K-12 in the 2024-25 school year attend the District's public schools. This number has decreased by only 99 students (-3.4%) since the 2009-10 school year, despite much greater decreases in each of under 18 age cohorts.

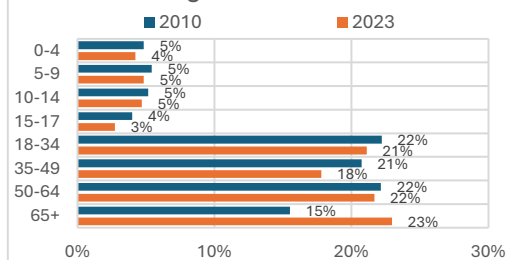
From a demographic standpoint, White Non-Hispanic and Black Non-Hispanic segments of the population decreased by 11.9% and 6.5%, respectively, while all other demographic segments grew in both number and share. At the same time the share of the population that does not speak English very well decreased to 7.7%. English is the most common language spoken at home (75.7%), then Spanish (7.7%), Other Indo-European (4.9%), and French/Related (3.8%).

Adult educational attainment in the District is quite high: only 4.5% of adults have less than a high school diploma and 61.3% of adults have college degree or greater level of education. Only 4.8% of the population lives in poverty and 1.9% of households are considered overcrowded. More than a quarter (28.7%) of working adults commute into the City.

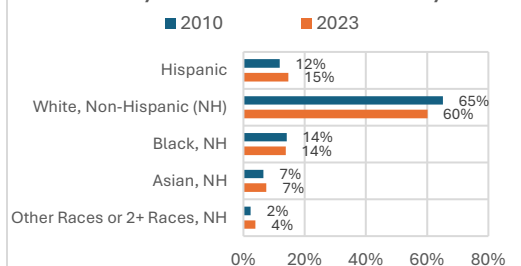
Demographics

	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Population						
Total Population	23,526	22,465	100.0%	100.0%	-1,061	-4.5%
In Households	22,402	21,387	95.2%	95.2%	-1,015	-4.5%
In Group Quarters	1,124	1,078	4.8%	4.8%	-46	-4.1%
Age						
0-4	1,138	949	4.8%	4.2%	-189	-16.6%
5-9	1,277	1,087	5.4%	4.8%	-190	-14.9%
10-14	1,213	1,052	5.2%	4.7%	-161	-13.3%
15-17	939	611	4.0%	2.7%	-328	-34.9%
18-34	5,225	4,741	22.2%	21.1%	-484	-9.3%
35-49	4,879	3,998	20.7%	17.8%	-881	-18.1%
50-64	5,209	4,868	22.1%	21.7%	-341	-6.5%
65+	3,646	5,159	15.5%	23.0%	+1,513	+41.5%
Median Age	41.7	44.9			+3.2	+7.7%
Race & Ethnicity						
Hispanic	2,782	3,303	11.8%	14.7%	+521	+18.7%
White, Non-Hispanic (NH)	15,329	13,504	65.2%	60.1%	-1,825	-11.9%
Black, NH	3,320	3,103	14.1%	13.8%	-217	-6.5%
Asian, NH	1,534	1,680	6.5%	7.5%	+146	+9.5%
Other Races or 2+ Races, NH	561	875	2.4%	3.9%	+314	+56.0%
Language Spoken at Home Among Population Aged 5+						
Residents Speak Only English	18,468	16,296	75.3%	75.7%	-2,172	-11.8%
Speak English Very Well	3,881	3,573	15.8%	16.6%	-308	-7.9%
Speak English Less than Very Well	2,176	1,647	8.9%	7.7%	-529	-24.3%
Labor Force Among Population 16+						
Total Labor Force	14,114	12,994	64.9%	67.6%	-1,120	-7.9%
Employed	13,354	11,863	94.6%	91.3%	-1,491	-11.2%
Unemployed	720	1,131	5.1%	8.7%	+411	+57.1%
Households						
<i>Average Household Size by Tenure</i>						
Total	2.39	2.38			-0.01	-0.4%
Homeowners	2.60	2.45			-0.15	-5.8%
Renters	2.05	2.23			+0.18	+8.8%
<i>Tenure</i>						
Owner-Occupied	5,784	5,966	61.8%	66.3%	+182	+3.1%
Renter-Occupied	3,574	3,031	38.2%	33.7%	-543	-15.2%
Educational Attainment Among Population Aged 25+						
Less than High School	1,669	757	10.0%	4.5%	-912	-54.6%
High School Graduate	2,799	2,357	16.7%	13.9%	-442	-15.8%
Some College	3,725	3,463	22.2%	20.4%	-262	-7.0%
College Degree	4,619	5,109	27.6%	30.1%	+490	+10.6%
Graduate or Professional Degree	3,943	5,293	23.5%	31.2%	+1,350	+34.2%

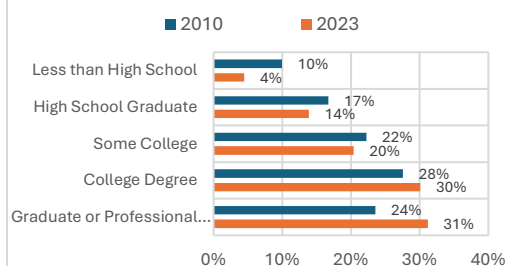
Age Distribution



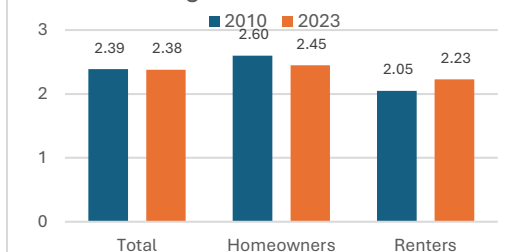
Mutually Exclusive Race & Ethnicity



Educational Attainment



Average Household Size



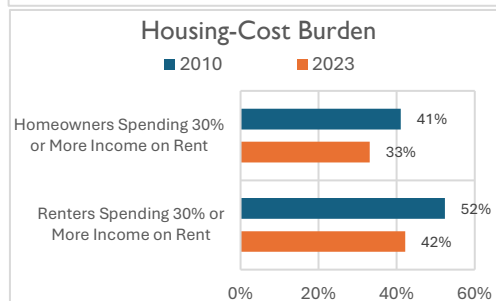
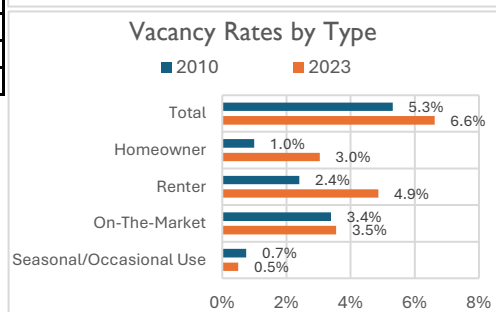
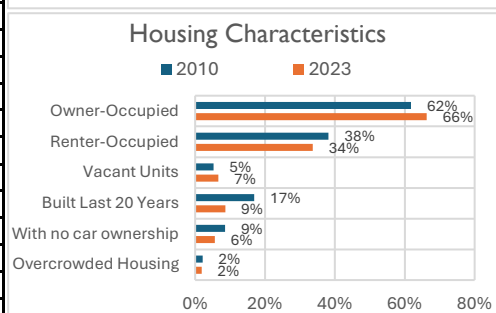
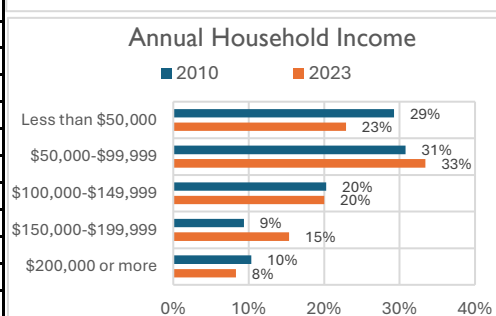
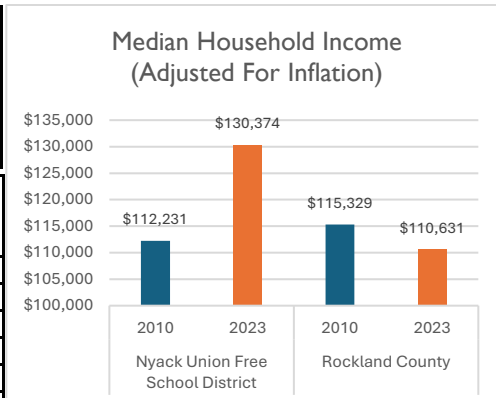
Nyack Union Free School District

Enrollment in Grades K-12 (Based on Enrollment Counts & District of Residence)	Count		Historic		Change, 2010-2025	
	SY 09-10	SY 24-25	SY 09-10	SY 24-	Numeric	%
Total Enrollment	N/A	2,956	N/A	100.0%	N/A	N/A
Public School Enrollment	2,919	2,820	N/A	95.4%	-99	-3.4%
Private School Enrollment	N/A	136	N/A	4.6%	N/A	N/A

Income & Housing	Count		Historic		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Income & Poverty						
Median Household Income	\$80,317	\$130,374			+50,057	+62.3%
Persons Below Poverty Line	1,286	1,026	5.6%	4.8%	-260	-20.2%
Household Income in the Past 12 Months						
Less than \$50,000	2,741	1,753	29.3%	19.5%	-988	-36.0%
\$50,000-\$99,999	2,883	1,528	30.8%	17.0%	-1,355	-47.0%
\$100,000-\$149,999	1,898	1,830	20.3%	20.3%	-68	-3.6%
\$150,000-\$199,999	877	886	9.4%	9.8%	+9	+1.0%
\$200,000 or more	967	3,000	10.3%	33.3%	+2,033	+210.2%
Housing						
Total Units	9,883	9,635	100.0%	100.0%	-248	-2.5%
Vacant Units	525	638	5.3%	6.6%	+113	+21.5%
Built Last 20 Years	1,673	834	16.9%	8.7%	-839	-50.1%
With no car ownership	803	545	8.6%	5.7%	-258	-32.1%
Overcrowded Housing	199	167	2.1%	1.9%	-32	-16.1%
Housing Vacancy Rates by Type						
Total	525	638	5.3%	6.6%	+113	+21.5%
Homeowner	98	187	1.0%	3.0%	+89	+90.8%
Renter	237	155	2.4%	4.9%	-82	-34.6%
On-The-Market	335	342	3.4%	3.5%	+7	+2.1%
Seasonal/Occasional Use	74	48	0.7%	0.5%	-26	-35.1%
Housing Affordability						
Median Home Value	\$474,800	\$584,100			+109,30	+23.0%
Median Gross Rent	\$1,288	\$2,119			+831	+64.5%
Cost-Burdened Homeowners	1,844	1,233	52.4%	42.2%	-611	-33.1%
Cost-Burdened Renters	2,390	1,939	41.1%	33.1%	-451	-18.9%
Median On-The-Market Home for Sale Price	\$700,000					
Annual Income to Afford Homes for Sale	\$175,000					
Affordability Gap to Own	-\$44,626					
Median On-The-Market Apartment for Rent	\$3,000					
Annual Income to Afford Rentals on the	\$120,000					
Affordability Gap to Rent	+\$10,374					

Commutation	Locations		% of Total	
	2010	2022	2010	2022
Top 5 Employment Locations Where Local Residents Travel for Work				
1	New York City, NY	New York City, NY	25.3%	28.7%
2	Nyack village, NY	Nyack village, NY	6.9%	5.8%
3	New City CDP, NY	New City CDP, NY	4.4%	4.0%
4	Valley Cottage CDP, NY	Nanuet CDP, NY	3.2%	2.9%
5	Pearl River CDP, NY	Valley Cottage CDP, NY	2.9%	2.3%
Top 5 Home Locations Where Local Workers Live				
1	New York City, NY	New York City, NY	9.6%	9.8%
2	Valley Cottage CDP, NY	New City CDP, NY	5.7%	5.6%
3	New City CDP, NY	Valley Cottage CDP, NY	5.4%	4.9%
4	Nyack village, NY	Nyack village, NY	4.9%	4.2%
5	Congers CDP, NY	Spring Valley village, NY	3.4%	3.8%

Top Languages Spoken at Home	Languages		% of Total	
	2010	2023	2010	2023
1	English	English	75.3%	75.7%
2	Spanish/Related	Spanish/Related	9.2%	7.7%
3	French/Related	Other Indo-Euro	4.3%	4.9%
4	Russian/Slavic	French/Related	3.2%	3.8%
5	Other Indo-Euro	Other Asian/Pacific	2.2%	2.0%



Pearl River Union Free School District

Smallest among Rockland County's school districts, Pearl River Union Free School District had a total enrollment of 2,252 students in the 2024-25 school year, with 95.4% attending public schools. Public school enrollment was down 19.4% from the 2009-10 school year. In comparison, the District's total population increased by only 5.1% from 2010 to 2023, but much of the population decrease was in the school age cohorts, as well as the population aged 35-49, or those most likely to have children (-1,045).

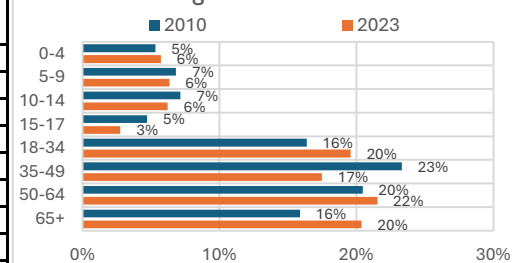
The White Non-Hispanic population decreased by almost 2,000 residents, but this was offset to some extent by increases in numbers of other demographic groups including Hispanics (+1,088). During the same period the share of the population that does not speak English very well increased to 8.9%. Other than English (77.4%) Spanish (10.5%) and Russian/Slavic (3.9%) are the most common languages spoken at home.

Adult educational attainment in the District is relatively high, with roughly 75% of the adult population having at least some college education. The median household income in the District has increased, even when adjusted for inflation, yet 6.1% of the population lives below the poverty line.

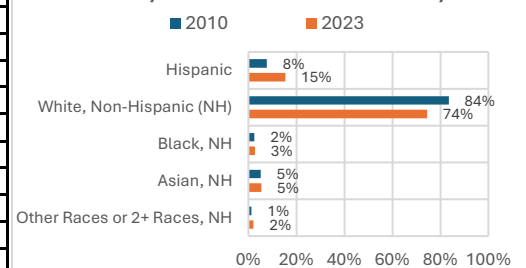
Demographics

	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Population						
Total Population	15,564	14,778	100.0%	100.0%	-786	-5.1%
In Households	14,798	14,361	95.1%	97.2%	-437	-3.0%
In Group Quarters	766	417	4.9%	2.8%	-349	-45.6%
Age						
0-4	829	844	5.3%	5.7%	+15	+1.8%
5-9	1,062	938	6.8%	6.3%	-124	-11.7%
10-14	1,111	919	7.1%	6.2%	-192	-17.3%
15-17	733	408	4.7%	2.8%	-325	-44.3%
18-34	2,547	2,894	16.4%	19.6%	+347	+13.6%
35-49	3,628	2,583	23.3%	17.5%	-1,045	-28.8%
50-64	3,184	3,181	20.5%	21.5%	-3	-0.1%
65+	2,470	3,011	15.9%	20.4%	+541	+21.9%
Median Age	42.6	42.6			+0.0	+0.0%
Race & Ethnicity						
Hispanic	1,190	2,278	7.6%	15.4%	+1,088	+91.4%
White, Non-Hispanic (NH)	12,997	11,007	83.5%	74.5%	-1,990	-15.3%
Black, NH	384	396	2.5%	2.7%	+12	+3.1%
Asian, NH	802	790	5.2%	5.3%	-12	-1.5%
Other Races or 2+ Races, NH	191	307	1.2%	2.1%	+116	+60.7%
Language Spoken at Home Among Population Aged 5+						
Residents Speak Only English	11,715	10,786	86.3%	77.4%	-929	-7.9%
Speak English Very Well	1,266	1,901	9.3%	13.6%	+635	+50.2%
Speak English Less than Very Well	593	1,247	4.4%	8.9%	+654	+110.3%
Labor Force Among Population 16+						
Total Labor Force	6,636	7,430	60.4%	62.0%	+794	+12.0%
Employed	6,444	7,130	97.1%	96.0%	+686	+10.6%
Unemployed	192	300	2.9%	4.0%	+108	+56.3%
Households						
Average Household Size by Tenure						
Total	2.81	2.74			-0.07	-2.5%
Homeowners	2.99	2.85			-0.14	-4.7%
Renters	2.10	2.38			+0.28	+13.3%
Tenure						
Owner-Occupied	4,181	4,015	79.3%	76.6%	-166	-4.0%
Renter-Occupied	1,092	1,229	20.7%	23.4%	+137	+12.5%
Educational Attainment Among Population Aged 25+						
Less than High School	700	1,186	7.4%	11.4%	+486	+69.4%
High School Graduate	2,298	1,789	24.2%	17.2%	-509	-22.1%
Some College	2,405	2,358	25.3%	22.7%	-47	-2.0%
College Degree	2,293	3,116	24.2%	30.0%	+823	+35.9%
Graduate or Professional Degree	1,794	1,936	18.9%	18.6%	+142	+7.9%

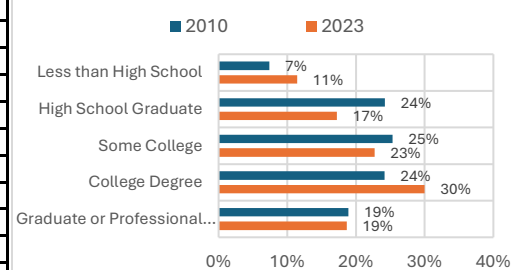
Age Distribution



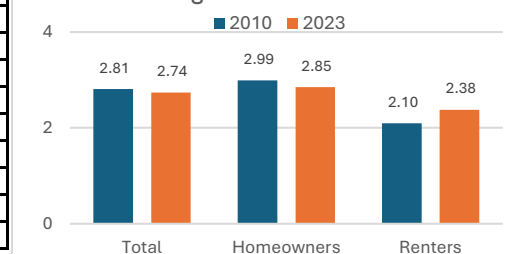
Mutually Exclusive Race & Ethnicity



Educational Attainment



Average Household Size



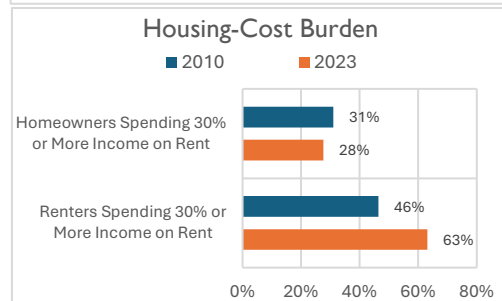
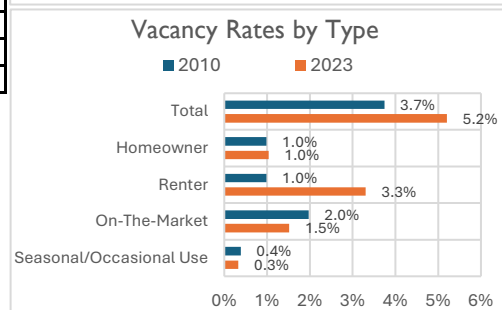
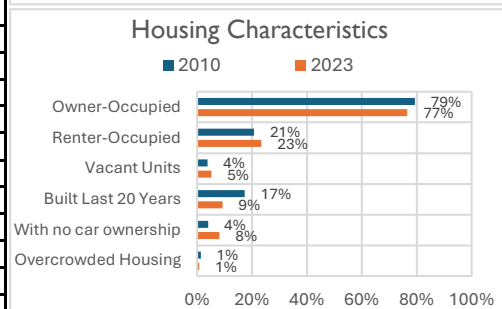
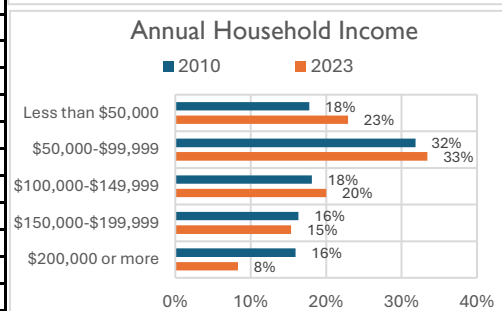
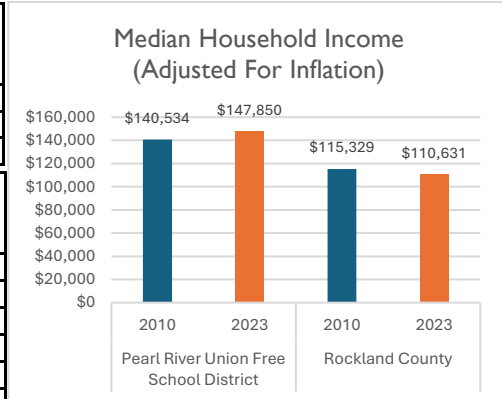
Pearl River Union Free School District

Enrollment in Grades K-12 (Based on Enrollment Counts & District of Residence)		Historic		Change, 2010-2025	
	Count		% of Total		
	SY 09-10	SY 24-25	SY 09-10	SY 24-	Numeric %
Total Enrollment	N/A	2,252	N/A	100.0%	N/A N/A
Public School Enrollment	2,664	2,148	N/A	95.4%	-516 -19.4%
Private School Enrollment	N/A	104	N/A	4.6%	N/A N/A

Income & Housing		Historic		Change, 2010-2023	
	Count		% of Total		
	2010	2023	2010	2023	Numeric %
Income & Poverty					
Median Household Income	\$100,571	\$147,850			+47,279 +47.0%
Persons Below Poverty Line	415	898	3.0%	6.1%	+483 +116.4%
Household Income in the Past 12 Months					
Less than \$50,000	807	801	17.8%	15.3%	-6 -0.7%
\$50,000-\$99,999	1,446	908	31.8%	17.3%	-538 -37.2%
\$100,000-\$149,999	823	1,005	18.1%	19.2%	+182 +22.1%
\$150,000-\$199,999	742	591	16.3%	11.3%	-151 -20.4%
\$200,000 or more	725	1,939	16.0%	37.0%	+1,214 +167.4%
Housing					
Total Units	5,478	5,532	100.0%	100.0%	+54 +1.0%
Vacant Units	205	288	3.7%	5.2%	+83 +40.5%
Built Last 20 Years	871	516	17.4%	9.3%	-355 -40.8%
With no car ownership	183	451	4.0%	8.2%	+268 +146.4%
Overcrowded Housing	59	43	1.3%	0.8%	-16 -27.1%
Housing Vacancy Rates by Type					
Total	205	288	3.7%	5.2%	+83 +40.5%
Homeowner	54	42	1.0%	1.0%	-12 -22.2%
Renter	54	42	1.0%	3.3%	-12 -22.2%
On-The-Market	108	84	2.0%	1.5%	-24 -22.2%
Seasonal/Occasional Use	21	18	0.4%	0.3%	-3 -14.3%
Housing Affordability					
Median Home Value	\$493,800	\$576,900			+83,100 +16.8%
Median Gross Rent	\$1,262	\$2,143			+881 +69.8%
Cost-Burdened Homeowners	1,183	1,105	31.0%	27.6%	-78 -6.6%
Cost-Burdened Renters	333	749	46.4%	63.1%	+416 +124.9%
Average On-The-Market Home for Sale Price	\$750,000				
Annual Income to Afford Homes for Sale	\$187,500				
Affordability Gap to Own	-\$39,650				
Average On-The-Market Apartment for Rent	\$2,900				
Annual Income to Afford Rentals on the	\$116,000				
Affordability Gap to Rent	+\$31,850				

Commutation		Locations		% of Total	
		2010	2022	2010	2022
Top 5 Employment Locations Where Local Residents Travel for Work					
1	New York City, NY	New York City, NY		25.3%	30.0%
2	Pearl River CDP, NY	Pearl River CDP, NY		13.0%	9.2%
3	New City CDP, NY	Nanuet CDP, NY		3.6%	3.5%
4	Nanuet CDP, NY	New City CDP, NY		3.4%	3.2%
5	Orangeburg CDP, NY	Orangeburg CDP, NY		2.6%	2.4%
Top 5 Home Locations Where Local Workers Live					
1	New York City, NY	New York City, NY		15.4%	21.8%
2	Pearl River CDP, NY	Pearl River CDP, NY		8.1%	7.3%
3	New City CDP, NY	New City CDP, NY		3.8%	3.0%
4	Nanuet CDP, NY	Nanuet CDP, NY		2.7%	2.5%
5	Spring Valley village, NY	Yonkers city, NY		1.8%	1.7%

Top Languages Spoken at Home		Languages		% of Total	
		2010	2023	2010	2023
1	English	English		86.3%	77.4%
2	Other Indo-Euro	Spanish/Related		3.9%	10.5%
3	Spanish/Related	Russian/Slavic		2.8%	3.9%
4	Chinese/Related	Other Indo-Euro		2.4%	1.8%
5	French/Related	French/Related		0.9%	1.7%



South Orangetown Central School District

The South Orangetown Central School District's population decreased by 3.4% between 2010 and 2023, with losses in the number of children across all age cohorts. 2,803 children were enrolled in K-12 in the 2024-25 school year, 2,729 (97.4%) attending the District's public schools; however, public school enrollment is down 21.2% (-733) from the 2009-10 school year.

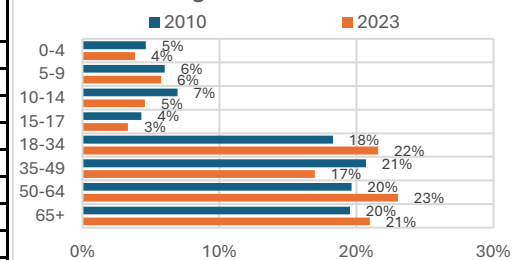
The White Non-Hispanic population decreased by 9.8% since 2010, while all other demographic segments grew in both number and share. The greatest increases were among Other/2+ Races (+442) and Hispanic (+315) residents. At the same time the share of the population that does not speak English very well increased slightly to 6.9%. English is the most common language spoken at home (78.2%), then Spanish (7.8%), Other Indo-European (3.9%), and Korean (2.6%).

Adult educational attainment in the District is shifting toward even higher education with growth in the college degree and graduate/professional degree segments of the population. While incomes are overall increasing in the District, 6.1% of the population lives in poverty. 30.2% of working adults commute into the City.

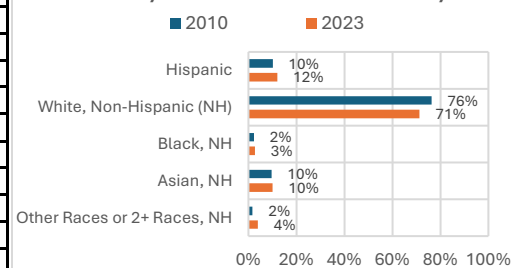
Demographics

	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Population						
Total Population	21,190	20,460	100.0%	100.0%	-730	-3.4%
In Households	19,684	19,027	92.9%	93.0%	-657	-3.3%
In Group Quarters	1,506	1,433	7.1%	7.0%	-73	-4.8%
Age						
0-4	980	785	4.6%	3.8%	-195	-19.9%
5-9	1,271	1,173	6.0%	5.7%	-98	-7.7%
10-14	1,468	933	6.9%	4.6%	-535	-36.4%
15-17	911	680	4.3%	3.3%	-231	-25.4%
18-34	3,875	4,417	18.3%	21.6%	+542	+14.0%
35-49	4,386	3,470	20.7%	17.0%	-916	-20.9%
50-64	4,161	4,710	19.6%	23.0%	+549	+13.2%
65+	4,138	4,292	19.5%	21.0%	+154	+3.7%
Median Age	43.6	44.6			+1.0	+2.3%
Race & Ethnicity						
Hispanic	2,144	2,459	10.1%	12.0%	+315	+14.7%
White, Non-Hispanic (NH)	16,173	14,592	76.3%	71.3%	-1,581	-9.8%
Black, NH	481	551	2.3%	2.7%	+70	+14.6%
Asian, NH	2,043	2,067	9.6%	10.1%	+24	+1.2%
Other Races or 2+ Races, NH	349	791	1.6%	3.9%	+442	+126.6%
Language Spoken at Home Among Population Aged 5+						
Residents Speak Only English	14,522	15,393	75.8%	78.2%	+871	+6.0%
Speak English Very Well	3,665	2,918	19.1%	14.8%	-747	-20.4%
Speak English Less than Very Well	970	1,364	5.1%	6.9%	+394	+40.6%
Labor Force Among Population 16+						
Total Labor Force	10,037	11,090	62.9%	64.1%	+1,053	+10.5%
Employed	9,457	10,322	94.2%	93.1%	+865	+9.1%
Unemployed	580	754	5.8%	6.8%	+174	+30.0%
Households						
<i>Average Household Size by Tenure</i>						
Total	2.67	2.69			+0.02	+0.7%
Homeowners	2.82	2.86			+0.04	+1.4%
Renters	2.04	1.70			-0.34	-16.7%
<i>Tenure</i>						
Owner-Occupied	5,962	6,033	80.8%	85.1%	+71	+1.2%
Renter-Occupied	1,417	1,053	19.2%	14.9%	-364	-25.7%
Educational Attainment Among Population Aged 25+						
Less than High School	835	810	6.1%	5.6%	-25	-3.0%
High School Graduate	3,185	1,958	23.3%	13.5%	-1,227	-38.5%
Some College	3,200	3,163	23.4%	21.9%	-37	-1.2%
College Degree	3,508	4,551	25.6%	31.4%	+1,043	+29.7%
Graduate or Professional Degree	2,958	3,989	21.6%	27.6%	+1,031	+34.9%

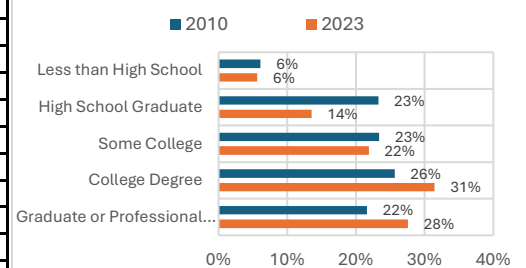
Age Distribution



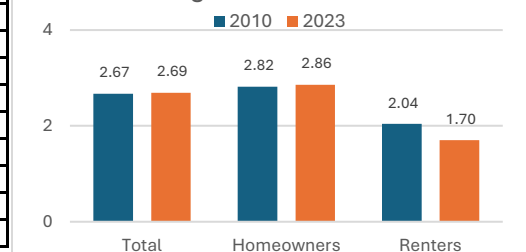
Mutually Exclusive Race & Ethnicity



Educational Attainment



Average Household Size



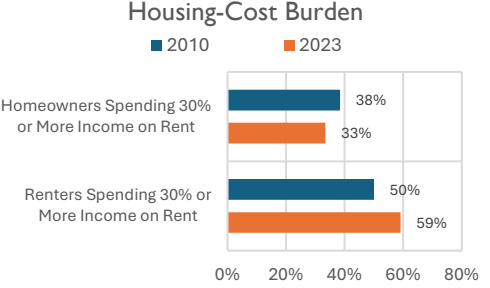
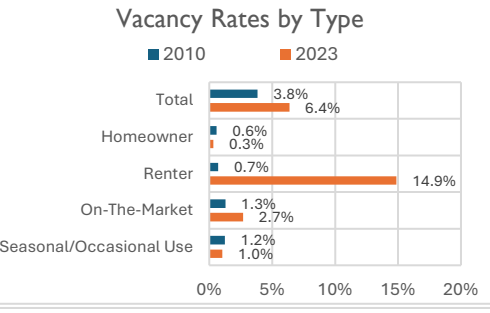
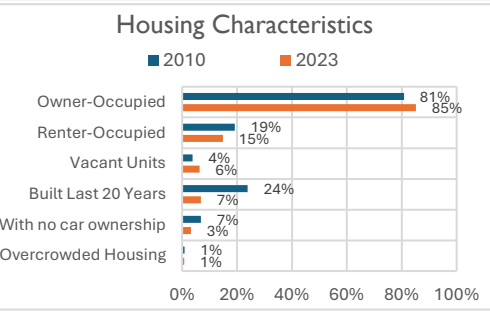
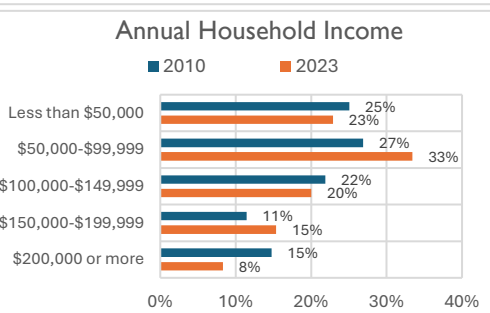
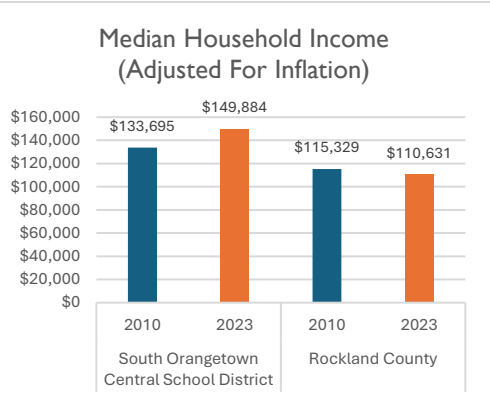
South Orangetown Central School District

Enrollment in Grades K-12 (Based on Enrollment Counts & District of Residence)	Count		Historic		Change, 2010-2025	
	SY 09-10	SY 24-25	SY 09-10	SY 24-	Numeric	%
Total Enrollment	N/A	2,803	N/A	100.0%	N/A	N/A
Public School Enrollment	3,462	2,729	N/A	97.4%	-733	-21.2%
Private School Enrollment	N/A	74	N/A	2.6%	N/A	N/A

Income & Housing	Historic					
	Count		% of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Income & Poverty						
Median Household Income	\$95,677	\$149,884			+54,207	+56.7%
Persons Below Poverty Line	1,456	881	7.5%	4.6%	-575	-39.5%
Household Income in the Past 12 Months						
Less than \$50,000	1,750	1,049	25.1%	14.8%	-701	-40.1%
\$50,000-\$99,999	1,878	1,325	26.9%	18.7%	-553	-29.4%
\$100,000-\$149,999	1,527	1,171	21.9%	16.5%	-356	-23.3%
\$150,000-\$199,999	800	866	11.5%	12.2%	+66	+8.3%
\$200,000 or more	1,030	2,675	14.7%	37.8%	+1,645	+159.7
Housing						
Total Units	7,673	7,568	100.0%	100.0%	-105	-1.4%
Vacant Units	294	482	3.8%	6.4%	+188	+63.9%
Built Last 20 Years	1,729	521	23.9%	6.9%	-1,208	-69.9%
With no car ownership	477	239	6.8%	3.2%	-238	-49.9%
Overcrowded Housing	63	58	0.9%	0.8%	-5	-7.9%
Housing Vacancy Rates by Type						
Total	294	482	3.8%	6.4%	+188	+63.9%
Homeowner	44	19	0.6%	0.3%	-25	-56.8%
Renter	54	184	0.7%	14.9%	+130	+240.7
On-The-Market	98	203	1.3%	2.7%	+105	+107.1
Seasonal/Occasional Use	95	79	1.2%	1.0%	-16	-16.8%
Housing Affordability						
Median Home Value	\$551,100	\$624,500			+73,400	+13.3%
Median Gross Rent	\$1,300	\$1,897			+597	+45.9%
Cost-Burdened Homeowners	613	566	50.0%	59.1%	-47	-7.7%
Cost-Burdened Renters	2,174	2,007	38.4%	33.4%	-167	-7.7%
Average On-The-Market Home for Sale Price		\$1,000,0				
Annual Income to Afford Homes for Sale		\$250,000				
Affordability Gap to Own		-\$100,116				
Average On-The-Market Apartment for Rent		\$3,500				
Annual Income to Afford Rentals on the		\$140,000				
Affordability Gap to Rent		+\$9,884				

Commutation	Locations		% of Total	
	2010	2022	2010	2022
Top 5 Employment Locations Where Local Residents Travel for Work				
1	New York City, NY	New York City, NY	27.9%	30.2%
2	Orangeburg CDP, NY	Orangeburg CDP, NY	4.5%	4.4%
3	Blauvelt CDP, NY	Blauvelt CDP, NY	4.3%	3.6%
4	Pearl River CDP, NY	New City CDP, NY	3.9%	3.1%
5	New City CDP, NY	Pearl River CDP, NY	3.1%	2.6%
Top 5 Home Locations Where Local Workers Live				
1	New York City, NY	New York City, NY	18.0%	15.2%
2	Pearl River CDP, NY	Tappan CDP, NY	3.7%	3.4%
3	Tappan CDP, NY	Pearl River CDP, NY	3.4%	3.4%
4	New City CDP, NY	New City CDP, NY	3.3%	3.3%
5	Blauvelt CDP, NY	Spring Valley village, NY	2.7%	3.1%

Top Languages Spoken at Home	Languages		% of Total	
	2010	2023	2010	2023
1	English	English	75.8%	78.2%
2	Spanish/Related	Spanish/Related	6.8%	7.8%
3	Other Indo-Euro	Other Indo-Euro	6.4%	3.9%
4	Korean	Korean	2.2%	2.6%
5	Chinese/Related	Other Asian/Pacific	2.1%	2.1%



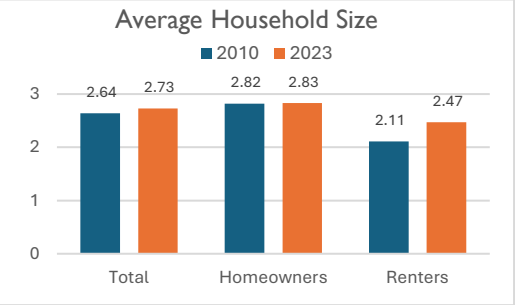
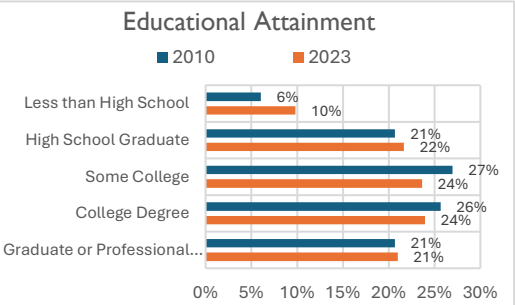
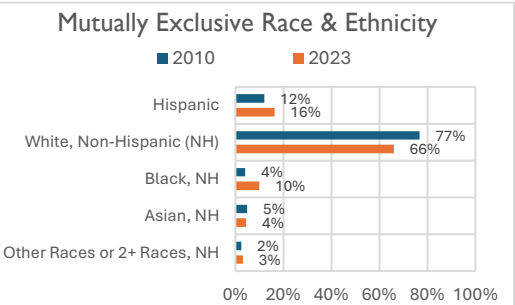
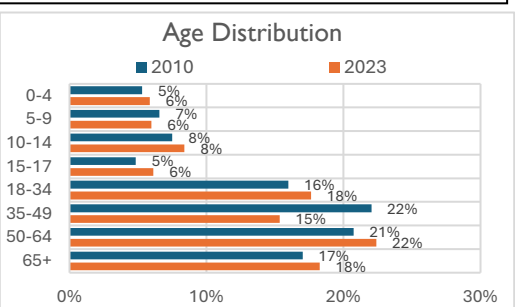
Suffern Central School District

Suffern Central School District’s population increased by 8.8% or 2,500 people between 2010 and 2023. Much of the growth came from the population under 18, with only the population 5-9 years of age experiencing a loss. The 15-17 age cohort increased the most (+522) followed by 10-14 (+465). Of the 6,100 children enrolled in K-12 in the 2024-25 school year, only 62.1% attend the District’s public schools.

The Black Non-Hispanic (+1,934) and Hispanic (+1,651) segments of the population led the demographic shift as the number of White Non-Hispanic residents decreased by 1,367. Roughly 10% of the population speaks English less than very well; with Spanish (10.6%), German/Related languages (Yiddish) (6.4%) and French/Related (3.3%) being the most common languages other than English spoken at home.

Income disparity in the District is increasing with 25.8% of households having incomes of less than \$50,000 and 21% of households with more than \$200,000. 8.3% of the population lives in poverty and 2.7% of households are considered overcrowded.

Demographics	Count		Historic % of Total		Change, 2010-2023	
	2010	2023	2010	2023	Numeric	%
Population						
Total Population	28,617	31,132	100.0%	100.0%	+2,515	+8.8%
In Households	28,135	30,593	98.3%	98.3%	+2,458	+8.7%
In Group Quarters	482	539	1.7%	1.7%	+57	+11.8%
Age						
0-4	1,519	1,824	5.3%	5.9%	+305	+20.1%
5-9	1,876	1,863	6.6%	6.0%	-13	-0.7%
10-14	2,147	2,612	7.5%	8.4%	+465	+21.7%
15-17	1,385	1,907	4.8%	6.1%	+522	+37.7%
18-34	4,573	5,489	16.0%	17.6%	+916	+20.0%
35-49	6,307	4,775	22.0%	15.3%	-1,532	-24.3%
50-64	5,938	6,975	20.7%	22.4%	+1,037	+17.5%
65+	4,872	5,687	17.0%	18.3%	+815	+16.7%
Median Age	42.5	40.8			-1.7	-4.0%
Race & Ethnicity						
Hispanic	3,443	5,094	12.0%	16.4%	+1,651	+48.0%
White, Non-Hispanic (NH)	21,954	20,587	76.7%	66.1%	-1,367	-6.2%
Black, NH	1,149	3,083	4.0%	9.9%	+1,934	+168.3%
Asian, NH	1,389	1,394	4.9%	4.5%	+5	+0.4%
Other Races or 2+ Races, NH	682	974	2.4%	3.1%	+292	+42.8%
Language Spoken at Home Among Population Aged 5+						
Residents Speak Only English	22,148	20,229	81.8%	69.0%	-1,919	-8.7%
Speak English Very Well	3,237	5,935	11.9%	20.3%	+2,698	+83.3%
Speak English Less than Very Well	1,706	3,144	6.3%	10.7%	+1,438	+84.3%
Labor Force Among Population 16+						
Total Labor Force	15,248	15,135	67.2%	62.5%	-113	-0.7%
Employed	14,683	14,240	96.3%	94.1%	-443	-3.0%
Unemployed	565	855	3.7%	5.6%	+290	+51.3%
Households						
Average Household Size by Tenure						
Total	2.64	2.73			+0.09	+3.4%
Homeowners	2.82	2.83			+0.01	+0.4%
Renters	2.11	2.47			+0.36	+17.1%
Tenure						
Owner-Occupied	7,962	8,136	74.8%	72.6%	+174	+2.2%
Renter-Occupied	2,679	3,068	25.2%	27.4%	+389	+14.5%
Educational Attainment Among Population Aged 25+						
Less than High School	1,176	1,976	6.0%	9.8%	+800	+68.0%
High School Graduate	4,032	4,363	20.7%	21.7%	+331	+8.2%
Some College	5,264	4,761	27.0%	23.6%	-503	-9.6%
College Degree	5,010	4,825	25.7%	23.9%	-185	-3.7%
Graduate or Professional Degree	4,034	4,225	20.7%	21.0%	+191	+4.7%



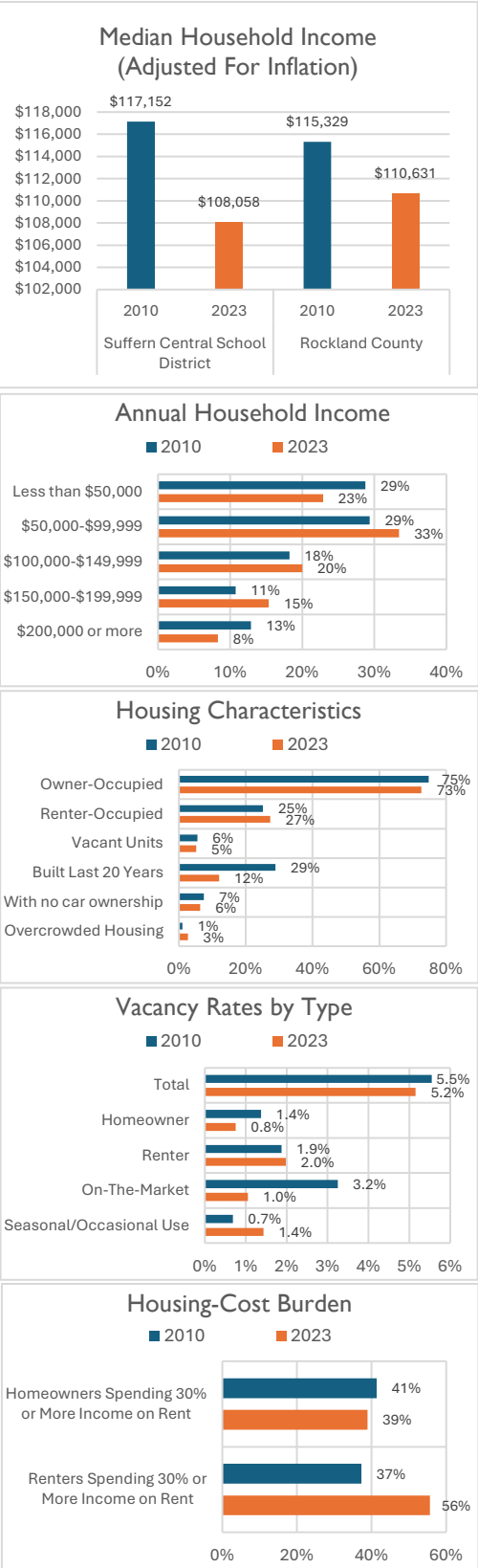
Suffern Central School District

Enrollment in Grades K-12 (Based on Enrollment Counts & District of Residence)		Historic		Change, 2010-2025	
	Count		% of Total		
	SY 09-10	SY 24-25	SY 09-10	SY 24-	Numeric %
Total Enrollment	N/A	6,101	N/A	100.0%	N/A N/A
Public School Enrollment	4,641	3,791	N/A	62.1%	-850 -18.3%
Private School Enrollment	N/A	2,310	N/A	37.9%	N/A N/A

Income & Housing		Historic		Change, 2010-2023	
	Count		% of Total		
	2010	2023	2010	2023	Numeric %
Income & Poverty					
Median Household Income	\$83,838	\$108,058			+24,220 +28.9%
Persons Below Poverty Line	754	2,553	2.7%	8.3%	+1,799 +238.6
Household Income in the Past 12 Months					
Less than \$50,000	3,121	2,895	28.8%	25.8%	-226 -7.2%
\$50,000-\$99,999	3,187	2,305	29.4%	20.6%	-882 -27.7%
\$100,000-\$149,999	1,977	2,034	18.2%	18.2%	+57 +2.9%
\$150,000-\$199,999	1,168	1,438	10.8%	12.8%	+270 +23.1%
\$200,000 or more	1,400	2,532	12.9%	22.6%	+1,132 +80.9%
Housing					
Total Units	11,266	11,813	100.0%	100.0%	+547 +4.9%
Vacant Units	625	609	5.5%	5.2%	-16 -2.6%
Built Last 20 Years	3,270	1,422	28.9%	12.0%	-1,848 -56.5%
With no car ownership	812	756	7.5%	6.4%	-56 -6.9%
Overcrowded Housing	119	307	1.1%	2.7%	+188 +158.0
Housing Vacancy Rates by Type					
Total	625	609	5.5%	5.2%	-16 -2.6%
Homeowner	155	62	1.4%	0.8%	-93 -60.0%
Renter	211	62	1.9%	2.0%	-149 -70.6%
On-The-Market	366	124	3.2%	1.0%	-242 -66.1%
Seasonal/Occasional Use	77	169	0.7%	1.4%	+92 +119.5
Housing Affordability					
Median Home Value	\$454,600	\$482,700			+28,100 +6.2%
Median Gross Rent	\$1,115	\$1,900			+785 +70.4%
Cost-Burdened Homeowners	1,000	1,618	37.2%	55.7%	+618 +61.8%
Cost-Burdened Renters	3,322	3,150	41.4%	38.9%	-172 -5.2%
Average On-The-Market Home for Sale Price					
Annual Income to Afford Homes for Sale		\$212,500			
Affordability Gap to Own		-\$104,442			
Average On-The-Market Apartment for Rent					
Annual Income to Afford Rentals on the		\$120,000			
Affordability Gap to Rent		-\$11,942			

Commutation		Locations		% of Total	
		2010	2022	2010	2022
Top 5 Employment Locations Where Local Residents Travel for Work					
1	New York City, NY	New York City, NY		16.2%	17.8%
2	Suffern village, NY	Suffern village, NY		6.2%	5.2%
3	Airmont village, NY	Airmont village, NY		4.9%	4.3%
4	Montebello village, NY	Spring Valley village, NY		4.0%	3.4%
5	New City CDP, NY	New City CDP, NY		3.6%	3.1%
Top 5 Home Locations Where Local Workers Live					
1	New York City, NY	New York City, NY		7.3%	10.0%
2	Suffern village, NY	Spring Valley village, NY		6.7%	4.8%
3	Airmont village, NY	Suffern village, NY		4.2%	4.0%
4	New City CDP, NY	Monsey CDP, NY		3.4%	2.6%
5	Spring Valley village, NY	Airmont village, NY		3.2%	2.3%

Top Languages Spoken at Home		Languages		% of Total	
		2010	2023	2010	2023
1	English	English		81.8%	69.0%
2	Spanish/Related	Spanish/Related		7.4%	10.6%
3	Other Indo-Euro	German/Related		4.3%	6.4%
4	German/Related	French/Related		1.4%	3.3%
5	Russian/Slavic	Other Indo-Euro		1.2%	2.7%



Appendix E:

List of Stakeholders Engaged and Pop-up Events

List of Stakeholders Engaged – Envision Rockland (2025-2026)

The following entities were engaged either via stakeholder meetings and/or questionnaire responses. *Note: additional villages and non-profits were reached out to (not listed here), with an invitation to submit a questionnaire and/or meet with the project team.*

Arts Council of Rockland

Center for Rockland Codes Investigations

Clarkstown Town Supervisor

Clarkstown CUPON (Citizens United to Protect our Neighborhoods)

Coach USA

Cornell Cooperative Extension Rockland County

Dominican University

Gratus HealthCare Choices

Hackensack Riverkeeper

Haverstraw Town Supervisor

Historical Society of Rockland

Hudson River Estuary Program

Hudson River Valley Greenway

Hudson Valley Patterns for Progress

Hudson Valley Regional Council

Jewish Federation and Foundation of Rockland

Keep Rockland Beautiful

Lamont-Doherty Earth Observatory

NAACP of Spring Valley

New York-New Jersey Trail Conference

Orangetown Town Supervisor

Palisades Interstate Park Commission

Ramapo Town Supervisor

Refuah Health

Riverkeeper
Rockland Business Association
Rockland Center for the Arts
Rockland Community College
Rockland County Arts in Public Places Committee
Rockland County Agricultural and Farm Protection Board
Rockland County Budget Department
Rockland County Department of Economic Development and Tourism
Rockland County Department of Mental Health
Rockland County Department of Planning
Rockland County Department of Social Services
Rockland County Drainage Agency
Rockland County Environmental Management Council
Rockland County Fair Housing Board
Rockland County Fire Advisory Board
Rockland County Fire Chiefs Association
Rockland County Firefighters Association
Rockland County General Services Department
Rockland County Health Department
Rockland County Highways Department
Rockland County Historic Preservation Board
Rockland County Human Rights Commission
Rockland County Industrial Development Agency
Rockland County Local Emergency Planning Committee
Rockland County Office for the Aging
Rockland County Office of Buildings and Codes
Rockland County Office of Community Development
Rockland County Office for People with Disabilities
Rockland County Office of Fire and Emergency Services

Rockland County Parks Commission
Rockland County Planning Board
Rockland County Public Transportation Department
Rockland County Sewer Commission
Rockland County Sewer District No. 1
Rockland County Sheriff's Office
Rockland County Soil and Water Conservation District
Rockland County Stormwater Consortium
Rockland County Traffic Safety Board
Rockland County Veterans Services Agency
Rockland County Water Task Force
Rockland County Workforce Development Board
Rockland County Youth Bureau
Rockland Sierra Club
ROSA (Ramapo Organized for Sustainability and a Safe Aquifer)
Scenic Hudson
St. Thomas Aquinas College
Stockbridge-Munsee Band of Mohicans
Stony Point Town Supervisor
Stony Point Action Committee for the Environment (SPACE)
Strawtown Studio
Sustainable Hudson Valley
United Way of Rockland County
Village of Chestnut Ridge
Village of Haverstraw
Village of Nyack
Village of Upper Nyack
Village of Wesley Hills
Village of West Haverstraw

List of Community Pop-Up Events

The Envision Rockland team attended community events across the County. At these local festivals, events, and cultural celebrations the team was able to build project awareness, share information about the planning process, answer questions, and invite residents to participate, whether by attending a workshop or contributing online. These events also offered a chance to hear directly from community members about what they value most in Rockland and their hopes for its future.

For more information on community engagement, including summaries on workshops and online engagement, please visit the project website: www.envisionrockland.com.

Spring-Summer 2025

- Rockland County YouthFest – March 30
- Passover Carnival – April 15
- Rockland County Housing Forum – April 25
- Congers Street Festival – April 27
- Palisades Community Center: Mother's Day Plant Sale – May 10
- Garner Arts Festival- May 17
- Rockland County Accessible Family Fun Day – May 30
- Haverstraw Juneteenth Celebration – June 21
- Stony Point Summer Concert Series – July 9

Fall-Winter 2025

- Nyack Farmer's Market and Downtown Canvassing – October 16
- Pearl River Day – October 18
- Piermont Farmer's Market – October 19
- Downtown Suffern Canvassing – November 15
- Stony Point Trunk or Treat – October 24
- Village of Sloatsburg Halloween Parade – October 25
- Nanuet Town Centre Festival of Lights Hanukkah Celebration – December 21
- Village of West Haverstraw Holiday Party – December 11